

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*November-12*

OPERATING INCOME RECEIVED AS OF NOVEMBER 30, 2012

Income Received	\$	26,021.23
Monthly Budgeted Amount	\$	30,614.99
YTD Income Received	\$	1,164,247.54
YTD Budgeted Amount	\$	1,147,306.98

OPERATING EXPENSES PAID AS OF NOVEMBER 30, 2012

Actual Expenses	\$	401,984.76
Monthly Budgeted Expenses	\$	329,037.04
YTD Actual Expenses	\$	895,807.82
YTD Budgeted Expenses	\$	848,885.08

BANK BALANCES AS OF NOVEMBER 30, 2012

WF Money Market-8653	\$	101,336.91
WF - Special Assessment-8501	\$	18,528.35
WF - Operating-3832	\$	217,909.44
WF - RE Savings Frm Sale-9010	\$	162,509.98
WF- RE Checking Frm Sale-1538	\$	81,307.60
WF- Contractor-Savings-8281		Closed
WF- Contractor-Operating-1413	\$	21,124.92
Sunt-Escrow Rental-3978	\$	115,295.07
BP-2Qtrs Owners Escrow-7385	\$	143,115.67
BP-Small Expense-7442	\$	443.70
BP Money Market OP-3824	\$	19,489.80
BP MM Escrow (Rentals)-3832	\$	2,222.29
Sunt-Signature MM Recovery-9585	\$	27,043.50
BP Operating-6406	\$	2,241.74
BP Payroll-6407	\$	1,504.30
Sunt Money Market-1136	\$	59,902.00
Sunt Payroll-5262	\$	98,689.67
Sunt- Fire Sprinkler Recovery -8453	\$	325,877.34
City Nat'l Bank MM-8932	\$	201,192.79

DELINQUENCIES AS OF NOVEMBER 30, 2012

	\$	135,426.22
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WRITE-OFF AMOUNT AS OF NOVEMBER 30, 2012

\$

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	172,385.05	186,471.16	14,086.11
TOTAL BUILDING MAINTENANCE	38,661.92	40,438.00	1,776.08
TOTAL FIXED CONTRACTS	170,584.77	163,016.68	(7,568.09)
TOTAL PAYROLL, TAXES, BENEFITS	80,960.57	77,083.34	(3,877.23)
TOTAL SPECIAL PROJECTS	32,071.93	14,364.92	(17,707.01)
TOTAL UTILITIES	160,456.91	160,033.32	(423.59)
TOTAL LOAN INTEREST	160,398.77	149,826.41	(10,572.36)
TOTAL ADJUSTMENT (INS, ETC)	80,287.90	57,651.25	(22,636.65)
TOTAL EXPENSES	<u>895,807.82</u>	<u>848,885.08</u>	<u>(46,922.74)</u>

Notes:

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

**Budget Comparison Cash Flow (Cash)**  
**2030 South Ocean Drive - (parker)**  
**November 2012**

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
<b>INCOME</b>									
3110 Maintenance Income	12,149.00	0.00	12,149.00	0	1,073,663.00	1,086,077.00	-12,414.00	-1.14	4,344,308.00
3115 Legal/ Lien Fees	150.00	4,750.00	-4,600.00	-96.84	1,994.02	9,500.00	-7,505.98	-79.01	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	0.00	253.34	-253.34	-100.0	1,520.00
3123 Storage	3,759.00	3,083.33	675.67	21.91	29,465.48	6,166.66	23,298.82	377.8	37,000.00
3125 Rentals-101/102/103/317	1,600.00	2,916.67	-1,316.67	-45.14	4,200.00	5,833.34	-1,633.34	-28.00	35,000.00
3130 Late Fees	150.00	833.33	-683.33	-82.00	445.85	1,666.66	-1,220.81	-73.25	10,000.00
3137 FOBS (Medeco) Keys	200.00	416.67	-216.67	-52.00	600.00	833.34	-233.34	-28.00	5,000.00
3144 Parking - Contractor	1,064.00	1,083.33	-19.33	-1.78	2,216.00	2,166.66	49.34	2.28	13,000.00
3145 Parking - Valet	1,015.00	2,083.33	-1,068.33	-51.28	2,269.00	4,166.66	-1,897.66	-45.54	25,000.00
3146 Parking - Tickets	1,830.00	2,083.33	-253.33	-12.16	4,200.00	4,166.66	33.34	0.80	25,000.00
3147 Parking - Monthly	1,819.00	2,500.00	-681.00	-27.24	5,447.00	5,000.00	447.00	8.94	30,000.00
3150 Repairs/Work Orders/Emergen	234.00	1,198.33	-964.33	-80.47	449.00	2,396.66	-1,947.66	-81.27	14,380.00
3170 NSF Fees Recovered	150.00	41.67	108.33	259.9	260.00	83.34	176.66	211.9	500.00
3175 Condo Docs	0.00	58.33	-58.33	-100.0	0.00	116.66	-116.66	-100.0	700.00
3190 Copies/Fax/Stamps	98.00	83.33	14.67	17.60	160.00	166.66	-6.66	-4.00	1,000.00
3210 Application Fees	250.00	583.33	-333.33	-57.14	950.00	1,166.66	-216.66	-18.57	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	100.00	83.34	16.66	19.99	500.00
3215 Estoppel	300.00	583.33	-283.33	-48.57	900.00	1,166.66	-266.66	-22.86	7,000.00
3510 Laundry Income	976.50	1,041.67	-65.17	-6.26	2,451.47	2,083.34	368.13	17.67	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.67	-6,666.67	-100.0	32,585.74	13,333.34	19,252.40	144.3	80,000.00
3712 Interest Income	272.83	250.00	22.83	9.13	813.68	500.00	313.68	62.74	3,000.00
3715 Misc. Income-Fines,Plaza Roo	3.90	316.67	-312.77	-98.77	1,077.30	633.34	443.96	70.10	3,800.00
<b>TOTAL INCOME</b>	<b>26,021.23</b>	<b>30,741.66</b>	<b>-4,720.43</b>	<b>-15.36</b>	<b>1,164,247.54</b>	<b>1,147,560.32</b>	<b>16,687.22</b>	<b>1.45</b>	<b>4,713,208.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	565.00	3,166.67	2,601.67	82.16	565.00	6,333.34	5,768.34	91.08	38,000.00
4007 Annual Fee - DBPR	0.00	233.33	233.33	100.0	2,080.00	466.66	-1,613.34	-345.7	2,800.00
4008 Application / Screening - Unit	728.00	333.33	394.67	-118.4	888.00	666.66	-221.34	-33.20	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.33	5,833.33	100.0	0.00	11,666.66	11,666.66	100.0	70,000.00
4012 Bank Charges	242.28	166.67	75.61	45.37	300.62	333.34	32.72	9.82	2,000.00
4014 Election Expense	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4015 Employee Gas	0.00	66.67	66.67	100.0	0.00	133.34	133.34	100.0	800.00
4025 Insurance-All Risk	-83.55	0.00	83.55	0	-83.55	0.00	83.55	0	0.00
4026 Insurance-Claims Deductible	7,500.00	166.67	7,333.33	-4,399	7,500.00	333.34	-7,166.66	-2,149	2,000.00
4029 Legal - Unit Owner Fees	4,540.30	5,000.00	459.70	9.19	4,540.30	10,000.00	5,459.70	54.60	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
4031 Legal- Recoverable Attorney Fe	952.60	3,916.67	2,964.07	75.68	952.60	7,833.34	6,880.74	87.84	47,000.00
Legal Expense - Total	5,492.90	8,958.34	3,465.44	38.68	5,492.90	17,916.68	12,423.78	69.34	107,500.00
4033 Licenses, Fees & Permits	501.68	416.67	85.01	20.40	696.68	833.34	136.66	16.40	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	2,336.00	3,000.00	664.00	22.13	18,000.00
4035 Office Expenses- Soft	760.99	416.67	344.32	-82.64	1,743.21	833.34	909.87	-109.1	5,000.00
4036 New Hire Fees	60.50	416.67	356.17	85.48	85.50	833.34	747.84	89.74	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	2,833.34	2,833.34	100.0	17,000.00
4039 Office Expense Kitchen	406.18	208.33	197.85	-94.97	587.06	416.66	170.40	-40.90	2,500.00
4042 Office Expenses Hard Goods	21.75	1,265.67	1,243.92	98.28	124.56	2,531.34	2,406.78	95.08	15,188.00
4043 Office Expense - Computers	1,433.59	500.00	933.59	-186.7	5,219.75	1,000.00	4,219.75	-421.9	6,000.00
Office Expense - Total	1,861.52	1,974.00	112.48	5.70	5,931.37	3,948.00	1,983.37	-50.24	23,688.00
4046 Postage & Delivery	200.00	316.67	116.67	36.84	200.00	633.34	433.34	68.42	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	400.00	400.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	333.34	333.34	100.0	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	24.19	208.33	184.14	88.39	24.19	416.66	392.47	94.19	2,500.00
4105 Cleaning Supplies - Paper	0.00	104.17	104.17	100.0	0.00	208.34	208.34	100.0	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00

**Budget Comparison Cash Flow (Cash)**  
**2030 South Ocean Drive - (parker)**  
**November 2012**

	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	416.66	416.66	100.0	2,500.00
4113 Fire Alarm System	143.07	75.00	-68.07	-90.76	426.69	150.00	-276.69	-184.4	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	0.00	600.00	600.00	100.0	3,600.00
4119 Pool Expense-Large Equipment	104.94	1,500.00	1,395.06	93.00	104.94	3,000.00	2,895.06	96.50	18,000.00
4120 Pool Chemicals/Tank Lease	1,027.49	1,127.33	99.84	8.86	1,651.12	2,254.66	603.54	26.77	13,528.00
4121 Pool Towel Expense	-522.56	41.67	564.23	1,354.	-703.56	83.34	786.90	944.2	500.00
4122 Pool Repairs	0.00	2,083.33	2,083.33	100.0	0.00	4,166.66	4,166.66	100.0	25,000.00
4123 Pool Equipment Expense	0.00	62.50	62.50	100.0	522.57	125.00	-397.57	-318.0	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	0.00	583.34	583.34	100.0	3,500.00
Pool Expense - Total	609.87	5,106.50	4,496.63	88.06	1,575.07	10,213.00	8,637.93	84.58	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	0.00	2,833.34	2,833.34	100.0	17,000.00
4129 Repairs - Chillers	0.00	1,666.67	1,666.67	100.0	0.00	3,333.34	3,333.34	100.0	20,000.00
4131 Landscaping	760.00	333.33	-426.67	-128.0	760.00	666.66	-93.34	-14.00	4,000.00
4133 Uniforms	33.92	58.33	24.41	41.85	33.92	116.66	82.74	70.92	700.00
4140 Parts & Supplies-Misc	6,575.14	4,166.67	-2,408.47	-57.80	10,198.97	8,333.34	-1,865.63	-22.39	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
4163 Labor Contract - Electrical	1,200.00	208.33	-991.67	-476.0	1,200.00	416.66	-783.34	-188.0	2,500.00
4165 Labor Contract - Gate & Arm R	150.00	125.00	-25.00	-20.00	1,466.18	250.00	-1,216.18	-486.4	1,500.00
4166 Labor Contract - FOB	557.16	125.00	-432.16	-345.7	557.16	250.00	-307.16	-122.8	1,500.00
4181 Labor Contract - Misc	16,544.45	5,500.00	-11,044.45	-200.8	22,430.35	11,000.00	-11,430.35	-103.9	66,000.00
4182 Labor Contract -Pool/Contr/Mai	157.95	33.33	-124.62	-373.9	157.95	66.66	-91.29	-136.9	400.00
Labor Contract - Total	18,609.56	5,991.66	-12,617.90	-210.5	25,811.64	11,983.32	-13,828.32	-115.4	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
4197 Discounts Earned	-83.56	0.00	83.56	0	-168.56	0.00	168.56	0	0.00
Supplies - Total	6,491.58	4,291.68	-2,199.90	-51.26	10,030.41	8,583.36	-1,447.05	-16.86	51,500.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	6,475.00	500.00	-5,975.00	-1,195	6,475.00	1,000.00	-5,475.00	-547.5	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	0.00	4,800.00	4,800.00	100.0	28,800.00
4207 Copier/Rental - (was 4041)	591.74	541.67	-50.07	-9.24	1,161.39	1,083.34	-78.05	-7.20	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	166.66	166.66	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	27,553.94	22,000.00	-5,553.94	-25.25	132,000.00
4215 Landscaping Contract	1,241.00	1,250.00	9.00	0.72	2,482.00	2,500.00	18.00	0.72	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	38,236.60	40,000.00	1,763.40	4.41	240,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	4,272.60	750.00	-3,522.60	-469.6	4,500.00
4223 Phone Insurance Toshiba (was	1.00	125.00	124.00	99.20	-120.80	250.00	370.80	148.3	1,500.00
4225 Security Contract	20,925.15	27,666.67	6,741.52	24.37	54,686.15	55,333.34	647.19	1.17	332,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	22,481.25	24,333.34	1,852.09	7.61	146,000.00
4230 Waste Removal Contract	5,240.69	5,000.00	-240.69	-4.81	12,676.64	10,000.00	-2,676.64	-26.77	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	680.00	800.00	120.00	15.00	4,800.00
<b>SPECIAL PROJECTS</b>									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	1,333.34	1,333.34	100.0	8,000.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	425.20	3,333.34	2,908.14	87.24	20,000.00
4323 Pool Deck Repair	5,147.00	1,307.45	-3,839.55	-293.6	5,380.98	2,614.90	-2,766.08	-105.7	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	3,333.34	3,333.34	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	1,666.66	1,666.66	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	1,250.00	1,250.00	100.0	7,500.00
4332 Sewer & Drain Relining	26,265.75	0.00	-26,265.75	0	26,265.75	0.00	-26,265.75	0	0.00
<b>SPECIAL ASSESSMENT</b>									
4360 S/A - Water Well - Landscaping	0.00	0.00	0.00	0	1,457.50	0.00	-1,457.50	0	0.00
4368 S/A Bad Debt	0.00	126.67	126.67	100.0	0.00	253.34	253.34	100.0	1,520.00
<b>UTILITIES</b>									
4405 Cable	16,141.66	14,583.33	-1,558.33	-10.69	32,280.75	29,166.66	-3,114.09	-10.68	175,000.00
4410 Electricity	31,186.43	27,500.00	-3,686.43	-13.41	60,891.09	55,000.00	-5,891.09	-10.71	330,000.00
4415 Gas	2,718.94	3,333.33	614.39	18.43	5,284.28	6,666.66	1,382.38	20.74	40,000.00
4416 Gas Transportation	1,279.27	1,666.67	387.40	23.24	2,466.97	3,333.34	866.37	25.99	20,000.00
Gas Expense - Total	3,998.21	5,000.00	1,001.79	20.04	7,751.25	10,000.00	2,248.75	22.49	60,000.00
4420 Telephone	479.81	433.33	-46.48	-10.73	953.24	866.66	-86.58	-9.99	5,200.00
4425 Water & Sewer	29,674.30	32,500.00	2,825.70	8.69	58,580.58	65,000.00	6,419.42	9.88	390,000.00
<b>PAYROLL, TAXES, BENEFITS</b>									
5003 Workmen's Comp	2,139.68	1,333.33	-806.35	-60.48	5,848.01	2,666.66	-3,181.35	-119.3	16,000.00
5010 P/R Administration/Office	17,258.17	14,166.67	-3,091.50	-21.82	30,128.35	28,333.34	-1,795.01	-6.34	170,000.00
5022 P/R Housekeeping	0.00	1,833.33	1,833.33	100.0	0.00	3,666.66	3,666.66	100.0	22,000.00
5025 P/R Maintenance	12,478.16	8,750.00	-3,728.16	-42.61	25,141.72	17,500.00	-7,641.72	-43.67	105,000.00
5032 P/R Pool	2,600.00	3,333.33	733.33	22.00	5,200.00	6,666.66	1,466.66	22.00	40,000.00
5080 P/RContractor Inspector	2,360.00	2,500.00	140.00	5.60	4,720.00	5,000.00	280.00	5.60	30,000.00

