

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report
November 30, 2014

OPERATING INCOME RECEIVED AS OF November 30,2014

Income Received	\$	70,833.13
Monthly Budgeted Amount	\$	18,800.00
YTD Income Received	\$	1,244,917.54
YTD Budgeted Amount	\$	1,248,235.00

OPERATING EXPENSES PAID AS OF November 30, 2014

Actual Expenses	\$	303,037.71
Monthly Budgeted Expenses	\$	349,755.02
YTD Actual Expenses	\$	848,340.53
YTD Budgeted Expenses	\$	892,590.04

OPERATING BALANCES AS OF November 30, 2014

WF - Operating Account-3832 ***B	\$	1,795,845.36
WF - Money Market-8653	\$	101,564.07
WF - RE Savings-9010	\$	3,227.10
WF - RE Checking-1538	\$	47,779.69
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,084.34
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	200,297.08
BP - Money Market OP-3824	\$	26,063.09
ST - RE Money Market -9585	\$	27,070.55
ST - RE-Fire Sprinkler-8453	\$	501,869.11
ST - RE-Money Market-4844	\$	60,026.79
ST - Payroll-5262	\$	48,157.53
CN - RE Money Market-8932	\$	143,279.77

TOTAL OPERATING FUNDS \$ 3,255,264.48

ESCROW BALANCES AS OF November 30, 2014

WF- Escrow Contractor -1413	\$	23,279.92
ST - Escrow Rental-3978	\$	98,913.79
BP - Escrow Owners 2Qtrs-7385	\$	435,565.22

SPECIAL ASSESSMENT ACCOUNT

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

\$ 196,112.40

WRITE-OFF AMOUNT AS OF November 30, 2014

\$ -

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE ***A	186,916.00	186,256.66	(659.34)
TOTAL BUILDING MAINTENANCE	47,935.99	58,450.00	10,514.01
TOTAL FIXED CONTRACTS	186,087.61	188,283.36	2,195.75
TOTAL PAYROLL, TAXES, BENEFITS	62,065.79	74,100.00	12,034.21
TOTAL SPECIAL PROJECTS	-	4,166.68	4,166.68
TOTAL UTILITIES	121,456.43	159,333.34	37,876.91
TOTAL LOAN INTEREST	176,299.91	161,000.00	(15,299.91)
TOTAL ADJUSTMENT (INS, ETC)	67,578.80	61,000.00	(6,578.80)
TOTAL EXPENSES	848,340.53	892,590.04	44,249.51

Notes:

A*** Includes \$50,000 paid in escrow as consulting fee for Company to work on Flood Zone Map.

B**** The \$1,025,000 that was received from the developer is in Wells Fargo Operating in November and is shown as a liability as it is being held temporarily. An additional \$31,000 was received as a recovery of legal fees.

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	21,944.00	0.00	21,944.00	0	1,156,419.42	1,175,635.00	-19,215.58	-1.63	4,702,540.00
3115 Legal/ Lien Fees	0.00	2,083.33	-2,083.33	-100.0	0.00	4,166.66	-4,166.66	-100.0	25,000.00
3117 Settlements-Development legal	31,000.00	2,583.33	28,416.67	1,100.	31,000.00	5,166.66	25,833.34	500.0	31,000.00
3123 Storage	4,310.00	0.00	4,310.00	0	32,530.00	35,000.00	-2,470.00	-7.06	35,000.00
3125 Rentals-101/102/103	2,751.70	2,100.00	651.70	31.03	7,001.70	4,200.00	2,801.70	66.71	25,200.00
3130 Late Fees	200.00	391.67	-191.67	-48.94	588.44	783.34	-194.90	-24.88	4,700.00
3137 FOBS (Medeco) Keys	825.00	500.00	325.00	65.00	1,425.00	1,000.00	425.00	42.50	6,000.00
3144 Parking - Contractor	468.00	1,000.00	-532.00	-53.20	903.00	2,000.00	-1,097.00	-54.85	12,000.00
3145 Parking - Valet	670.00	1,750.00	-1,080.00	-61.71	1,345.00	3,500.00	-2,155.00	-61.57	21,000.00
3146 Parking - Tickets	2,010.00	2,416.67	-406.67	-16.83	3,390.00	4,833.34	-1,443.34	-29.86	29,000.00
3147 Parking - Monthly	2,037.00	2,583.33	-546.33	-21.15	3,992.00	5,166.66	-1,174.66	-22.74	31,000.00
3150 Repairs/Work Orders/Emergen	334.00	316.67	17.33	5.47	690.00	633.34	56.66	8.95	3,800.00
3170 NSF Fees Recovered	200.00	83.33	116.67	140.0	100.00	166.66	-66.66	-40.00	1,000.00
3175 Condo Docs	0.00	25.00	-25.00	-100.0	0.00	50.00	-50.00	-100.0	300.00
3210 Application Fees	1,000.00	416.67	583.33	140.0	1,400.00	833.34	566.66	68.00	5,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	83.34	-83.34	-100.0	500.00
3215 Estoppel	1,450.00	416.67	1,033.33	248.0	2,050.00	833.34	1,216.66	146.0	5,000.00
3510 Laundry Income	1,021.00	833.33	187.67	22.52	1,504.54	1,666.66	-162.12	-9.73	10,000.00
3512 Towel Income	250.00	433.33	-183.33	-42.31	503.00	866.66	-363.66	-41.96	5,200.00
3712 Interest Income	124.58	375.00	-250.42	-66.78	230.89	750.00	-519.11	-69.21	4,500.00
3715 Misc. Income-Fines,Plaza Roo	237.85	333.33	-95.48	-28.64	-155.45	666.66	-822.11	-123.3	4,000.00
3717 Discounts Earned	0.00	116.67	-116.67	-100.0	0.00	233.34	-233.34	-100.0	1,400.00
TOTAL INCOME	70,833.13	18,800.00	52,033.13	276.7	1,244,917.54	1,248,235.00	-3,317.46	-0.27	4,963,140.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	970.00	1,833.33	863.33	47.09	970.00	3,666.66	2,696.66	73.55	22,000.00
4007 Annual Fee - DBPR	0.00	0.00	0.00	0	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening - Unit	350.00	250.00	-100.00	-40.00	756.00	500.00	-256.00	-51.20	3,000.00
4010 Bad Debt/ Write Offs	1,100.00	3,750.00	2,650.00	70.67	1,100.00	7,500.00	6,400.00	85.33	45,000.00
4012 Bank Charges	110.85	83.33	-27.52	-33.03	180.02	166.66	-13.36	-8.02	1,000.00
4013 Consulting Fee	50,000.00	0.00	-50,000.00	0	50,000.00	0.00	-50,000.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	0.00	750.00	750.00	100.0	4,500.00
4015 Employee Gas	15.00	208.33	193.33	92.80	15.00	416.66	401.66	96.40	2,500.00
4026 Insurance-Claims Deductible	0.00	416.67	416.67	100.0	0.00	833.34	833.34	100.0	5,000.00
4029 Legal - Unit Owner Fees	68.20	3,750.00	3,681.80	98.18	68.20	7,500.00	7,431.80	99.09	45,000.00
4031 Legal- Association	720.00	1,833.33	1,113.33	60.73	720.00	3,666.66	2,946.66	80.36	22,000.00
Legal Expense - Total	788.20	5,583.33	4,795.13	85.88	788.20	11,166.66	10,378.46	92.94	67,000.00
4033 Licenses, Fees & Permits	639.00	250.00	-389.00	-155.6	659.00	500.00	-159.00	-31.80	3,000.00
4034 Maint Fees - Unit104	0.00	838.33	838.33	100.0	5,030.00	1,676.66	-3,353.34	-200.0	10,060.00
4035 Office Expenses- Soft	387.09	666.67	279.58	41.94	948.75	1,333.34	384.59	28.84	8,000.00
4036 New Hire Fees	131.00	41.67	-89.33	-214.3	196.50	83.34	-113.16	-135.7	500.00
4039 Office Expense Kitchen	215.70	250.00	34.30	13.72	421.53	500.00	78.47	15.69	3,000.00
4042 Office Expenses Hard Goods	49.20	166.67	117.47	70.48	49.20	333.34	284.14	85.24	2,000.00
4043 Office Expense - Computers	1,542.44	666.67	-875.77	-131.3	5,355.84	1,333.34	-4,022.50	-301.6	8,000.00
Office Expense - Total	1,807.34	1,083.34	-724.00	-66.83	5,826.57	2,166.68	-3,659.89	-168.9	13,000.00
4046 Postage & Delivery	0.00	208.33	208.33	100.0	604.50	416.66	-187.84	-45.08	2,500.00
4056 Walkie-Talkies/Radios	0.00	250.00	250.00	100.0	0.00	500.00	500.00	100.0	3,000.00
4101 Inspections	0.00	333.33	333.33	100.0	0.00	666.66	666.66	100.0	4,000.00
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4105 Cleaning Supplies - Paper	0.00	66.67	66.67	100.0	0.00	133.34	133.34	100.0	800.00
4108 Compactor Container Repairs	0.00	291.67	291.67	100.0	0.00	583.34	583.34	100.0	3,500.00
4109 Compactors-Containers	0.00	125.00	125.00	100.0	0.00	250.00	250.00	100.0	1,500.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	83.34	83.34	100.0	500.00
4113 Fire Alarm System	0.00	666.67	666.67	100.0	3,500.00	1,333.34	-2,166.66	-162.5	8,000.00
4115 Gym Maintenance	352.80	250.00	-102.80	-41.12	352.80	500.00	147.20	29.44	3,000.00
4119 Pool Expense-Furnishings	0.00	458.33	458.33	100.0	0.00	916.66	916.66	100.0	5,500.00
4120 Pool Chemicals/Tank Lease	684.91	750.00	65.09	8.68	2,081.38	1,500.00	-581.38	-38.76	9,000.00
4121 Pool Towel Expense	-66.08	316.67	382.75	120.8	-19.44	633.34	652.78	103.0	3,800.00
4122 Pool Repairs	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4123 Pool Equipment - Pumps, Filter	2,193.92	1,500.00	-693.92	-46.26	4,754.93	3,000.00	-1,754.93	-58.50	18,000.00
Pool Expense - Total	2,812.75	3,233.33	420.58	13.01	6,816.87	6,466.66	-350.21	-5.42	38,800.00
4127 Elevator Repair	1,954.65	250.00	-1,704.65	-681.8	1,954.65	500.00	-1,454.65	-290.9	3,000.00
4129 Chillers-Repair	94.25	458.33	364.08	79.44	94.25	916.66	822.41	89.72	5,500.00
4131 Landscaping	0.00	666.67	666.67	100.0	0.00	1,333.34	1,333.34	100.0	8,000.00
4133 Uniforms	0.00	33.33	33.33	100.0	111.05	66.66	-44.39	-66.59	400.00
4135 Parts & Supplies- Plumbing	1,760.53	750.00	-1,010.53	-134.7	2,952.59	1,500.00	-1,452.59	-96.84	9,000.00
4136 Parts & Supplies-Paint	648.94	1,333.33	684.39	51.33	2,057.57	2,666.66	609.09	22.84	16,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4137 Parts & Supplies - Structural	745.80	1,166.67	420.87	36.07	1,473.77	2,333.34	859.57	36.84	14,000.00
4138 Parts & Supplies- Electrical	2,057.91	3,583.33	1,525.42	42.57	2,273.25	7,166.66	4,893.41	68.28	43,000.00
4139 Parts & Supplies- AC	0.00	1,416.67	1,416.67	100.0	229.43	2,833.34	2,603.91	91.90	17,000.00
4140 Parts & Supplies-Misc	3,171.40	750.00	-2,421.40	-322.8	4,774.17	1,500.00	-3,274.17	-218.2	9,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	416.66	416.66	100.0	2,500.00
4142 Parts & Supplies-Transponder	1,297.37	208.33	-1,089.04	-522.7	1,297.37	416.66	-880.71	-211.3	2,500.00
4163 R&M Labor Contract - Electrical	2,820.20	2,000.00	-820.20	-41.01	2,820.20	4,000.00	1,179.80	29.50	24,000.00
4165 R&M Labor Contract - Gate & A	618.80	166.67	-452.13	-271.2	1,148.80	333.34	-815.46	-244.6	2,000.00
4166 R&M Labor Contract - FOB	0.00	250.00	250.00	100.0	1,040.00	500.00	-540.00	-108.0	3,000.00
4168 R&M Labor Contract - Water D	0.00	2,333.33	2,333.33	100.0	2,500.00	4,666.66	2,166.66	46.43	28,000.00
4170 R&M Labor- Doors	0.00	416.67	416.67	100.0	990.00	833.34	-156.66	-18.80	5,000.00
4171 R&M Labor Contract - Fire Spr	0.00	100.00	100.00	100.0	1,200.00	200.00	-1,000.00	-500.0	1,200.00
4173 R&M Labor Contract - AC	0.00	1,583.33	1,583.33	100.0	0.00	3,166.66	3,166.66	100.0	19,000.00
4175 R&M Labor Contract - Equipme	0.00	416.67	416.67	100.0	437.50	833.34	395.84	47.50	5,000.00
4177 R&M Labor Contract - Plumbing	0.00	3,916.67	3,916.67	100.0	6,510.10	7,833.34	1,323.24	16.89	47,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	0.00	1,166.66	1,166.66	100.0	7,000.00
4181 R&M Labor Contract - Misc	344.50	500.00	155.50	31.10	609.50	1,000.00	390.50	39.05	6,000.00
4182 R&M Labor Contract -Pool/Cont	1,200.00	916.67	-283.33	-30.91	2,860.00	1,833.34	-1,026.66	-56.00	11,000.00
Labor Contract - Total	4,983.50	12,766.67	7,783.17	60.96	19,126.10	25,533.34	6,407.24	25.09	153,200.00
4197 Discounts Earned	-12.73	0.00	12.73	0	-67.88	0.00	67.88	0	0.00
Supplies - Total	8,923.42	8,666.66	-256.76	-2.96	14,506.50	17,333.32	2,826.82	16.31	104,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	4,500.00	4,500.00	0.00	0.00	27,000.00
4205 Elevator Contract	2,244.00	2,416.67	172.67	7.14	9,444.00	4,833.34	-4,610.66	-95.39	29,000.00
4207 Copier/Rental - (was 4041)	189.74	250.00	60.26	24.10	189.74	500.00	310.26	62.05	3,000.00
4209 Fire Alarm	143.07	41.67	-101.40	-243.3	143.07	83.34	-59.73	-71.67	500.00
4210 Housekeeping Contract	14,405.54	14,750.00	344.46	2.34	28,811.08	29,500.00	688.92	2.34	177,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	0.00	333.34	333.34	100.0	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	3,200.00	3,200.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	18,722.50	21,666.67	2,944.17	13.59	40,757.00	43,333.34	2,576.34	5.95	260,000.00
4218 Maintenance/OT	0.00	250.00	250.00	100.0	0.00	500.00	500.00	100.0	3,000.00
4220 Pest Control	445.20	708.33	263.13	37.15	1,005.20	1,416.66	411.46	29.04	8,500.00
4225 Security Contract	22,375.28	30,666.67	8,291.39	27.04	60,270.28	61,333.34	1,063.06	1.73	368,000.00
4226 Security Contract-OT	0.00	1,166.67	1,166.67	100.0	0.00	2,333.34	2,333.34	100.0	14,000.00
4229 Valet Contract	22,400.00	12,333.33	-10,066.67	-81.62	22,400.00	24,666.66	2,266.66	9.19	148,000.00
4230 Waste Removal Contract	5,968.62	5,041.67	-926.95	-18.39	11,937.24	10,083.34	-1,853.90	-18.39	60,500.00
4231 Water Treatment Contract	340.00	375.00	35.00	9.33	680.00	750.00	70.00	9.33	4,500.00
4233 Window Contract	0.00	458.33	458.33	100.0	2,750.00	916.66	-1,833.34	-200.0	5,500.00
SPECIAL PROJECTS									
4321 Repair Concrete on Building W	0.00	1,416.67	1,416.67	100.0	0.00	2,833.34	2,833.34	100.0	17,000.00
4331 Roof Repair	0.00	666.67	666.67	100.0	0.00	1,333.34	1,333.34	100.0	8,000.00
UTILITIES									
4405 Cable	17,173.42	17,666.67	493.25	2.79	52,099.46	35,333.34	-16,766.12	-47.45	212,000.00
4410 Electricity	27,255.87	23,750.00	-3,505.87	-14.76	27,255.87	47,500.00	20,244.13	42.62	285,000.00
4415 Gas	2,500.25	3,166.67	666.42	21.04	11,767.05	6,333.34	-5,433.71	-85.80	38,000.00
4416 Gas Transportation	1,141.02	1,250.00	108.98	8.72	1,965.35	2,500.00	534.65	21.39	15,000.00
Gas Expense - Total	3,641.27	4,416.67	775.40	17.56	13,732.40	8,833.34	-4,899.06	-55.46	53,000.00
4420 Telephone	334.85	500.00	165.15	33.03	913.03	1,000.00	86.97	8.70	6,000.00
4425 Water & Sewer	27,455.67	33,333.33	5,877.66	17.63	27,455.67	66,666.66	39,210.99	58.82	400,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,074.00	750.00	-324.00	-43.20	2,148.00	1,500.00	-648.00	-43.20	9,000.00
5010 P/R Administration/Office	7,715.60	12,750.00	5,034.40	39.49	16,727.31	25,500.00	8,772.69	34.40	153,000.00
5025 P/R Maintenance	12,520.00	13,750.00	1,230.00	8.95	24,688.52	27,500.00	2,811.48	10.22	165,000.00
5032 P/R Pool	2,741.67	3,000.00	258.33	8.61	5,432.87	6,000.00	567.13	9.45	36,000.00
P/R Maintenance - Total	12,520.00	13,750.00	1,230.00	8.95	24,688.52	27,500.00	2,811.48	10.22	165,000.00
6000 Employee Health	5,908.50	2,750.00	-3,158.50	-114.8	9,049.69	5,500.00	-3,549.69	-64.54	33,000.00
6005 Holiday Gift Fund	-30.00	750.00	780.00	104.0	-30.00	1,500.00	1,530.00	102.0	9,000.00
6007 Special Events Fund	0.00	250.00	250.00	100.0	0.00	500.00	500.00	100.0	3,000.00
6010 P/R Tax - Fica	1,367.90	1,916.67	548.77	28.63	2,788.33	3,833.34	1,045.01	27.26	23,000.00
6020 P/R Tax Medicare	319.90	466.67	146.77	31.45	652.09	933.34	281.25	30.13	5,600.00
6030 P/R Tax Futa	0.00	83.33	83.33	100.0	55.49	166.66	111.17	66.70	1,000.00
6040 P/R Tax Suta	0.00	583.33	583.33	100.0	553.49	1,166.66	613.17	52.56	7,000.00
Repayment of Loan									
6201 Interest Banco Popular Expens	0.00	0.00	0.00	0	129,738.21	130,000.00	261.79	0.20	520,000.00
6203 Loan from PP Recovery Acct	0.00	15,500.00	15,500.00	100.0	46,561.70	31,000.00	-15,561.70	-50.20	186,000.00
SUMMARY									

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
November 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>
TOTAL ADMINISTRATIVE	56,298.48	15,838.33	-40,460.15	-255.4	69,154.54	33,756.66	-35,397.88	-104.8	192,140.00
TOTAL BUILDING MAINTENANCE	19,867.17	29,225.00	9,357.83	32.02	47,935.99	58,450.00	10,514.01	17.99	350,700.00
TOTAL FIXED CONTRACTS	91,083.95	94,141.68	3,057.73	3.25	186,087.61	188,283.36	2,195.75	1.17	1,129,700.00
TOTAL INTEREST EXPENSE	0.00	15,500.00	15,500.00	100.0	176,299.91	161,000.00	-15,299.91	-9.50	706,000.00
TOTAL PAYROLL, TAXES, BENEFIT	31,617.57	37,050.00	5,432.43	14.66	62,065.79	74,100.00	12,034.21	16.24	444,600.00
TOTAL SPECIAL PROJECTS	0.00	2,083.34	2,083.34	100.0	0.00	4,166.68	4,166.68	100.0	25,000.00
TOTAL UTILITIES	75,861.08	79,666.67	3,805.59	4.78	121,456.43	159,333.34	37,876.91	23.77	956,000.00
TOTAL EXPENSES	274,728.25	273,505.02	-1,223.23	-0.45	663,000.27	679,090.04	16,089.77	2.37	3,804,140.00
NET INCOME	<u>-203,895.12</u>	<u>-254,705.02</u>	<u>50,809.90</u>	<u>19.95</u>	<u>581,917.27</u>	<u>569,144.96</u>	<u>12,772.31</u>	<u>2.24</u>	<u>1,159,000.00</u>
ADJUSTMENTS									
1139 ST-Fire Alarm Sprinkler-8453	-33.00	0.00	-33.00	0	-67.10	0.00	-67.10	0	0.00
1400 Employee Advance	-300.00	0.00	-300.00	0	-200.00	0.00	-200.00	0	0.00
2230 Ins. Payable	-58,880.73	-76,250.00	17,369.27	22.78	-117,761.46	-152,500.00	34,738.54	22.78	-915,000.00
2240 Exchange	1,025,002.00	0.00	1,025,002.00	0	1,024,802.00	0.00	1,024,802.00	0	0.00
2370 Sales Tax Payable	-97.70	0.00	-97.70	0	-40.55	0.00	-40.55	0	0.00
2535 Principal Banco Popular Operat	0.00	0.00	0.00	0	-61,073.15	-61,000.00	-73.15	-0.12	-244,000.00
TOTAL ADJUSTMENTS	965,690.57	-76,250.00	1,041,940.57	1,366.	845,659.74	-213,500.00	1,059,159.74	496.0	-1,159,000.00
CASH FLOW	761,795.45	-330,955.02	1,092,750.47	330.1	1,427,577.01	355,644.96	1,071,932.05	301.4	0.00