

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

October 31, 2013

OPERATING INCOME RECEIVED AS OF OCTOBER 31, 2013

Income Received	\$	1,217,031.32
Monthly Budgeted Amount	\$	1,198,609.99
YTD Income Received	\$	1,217,031.32
YTD Budgeted Amount	\$	1,198,609.99

OPERATING EXPENSES PAID AS OF OCTOBER 31, 2013

Actual Expenses	\$	626,946.51
Monthly Budgeted Expenses	\$	587,403.35
YTD Actual Expenses	\$	626,946.51
YTD Budgeted Expenses	\$	587,403.35

OPERATING BALANCES AS OF OCTOBER 31, 2013

WF - Operating Account-3832	\$	774,249.89
WF - Money Market-8653	\$	101,454.22
WF - RE Savings-9010	\$	37,697.57
WF - RE Checking-1538	\$	35,280.89
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,004.82
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	150,009.86
BP - Money Market OP-3824	\$	25,990.68
ST - RE Money Market -9585	\$	27,055.91
ST - RE-Fire Sprinkler-8453	\$	426,347.58
ST - Money Market-4844	\$	59,964.62
ST - Payroll-5262	\$	127,143.33
CN - RE Money Market-8932	\$	72,039.19

TOTAL OPERATING FUNDS \$ 2,137,238.56

ESCROW BALANCES AS OF OCTOBER 31, 2013

WF- Escrow Contractor -1413	\$	22,372.92
ST - Escrow Rental-3978	\$	102,918.61
BP - Escrow Owners 2Qtrs-7385	\$	300,508.05

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
------------------------------	----	--------

DELINQUENCIES AS OF OCTOBER 31, 2013

\$ 217,453.18

WRITE-OFF AMOUNT AS OF OCTOBER 31, 2013

\$ 14,175.57

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	109,535.20	97,486.67	(12,048.53)
TOTAL BUILDING MAINTENANCE	24,837.67	18,841.66	(5,996.01)
TOTAL FIXED CONTRACTS	88,873.01	93,616.67	4,743.66
TOTAL PAYROLL, TAXES, BENEFITS	34,611.91	46,791.68	12,179.77
TOTAL SPECIAL PROJECTS***	20,135.40	4,583.33	(15,552.07)
TOTAL UTILITIES	76,699.74	78,583.34	1,883.60
TOTAL LOAN INTEREST	188,719.01	186,500.00	(2,219.01)
TOTAL ADJUSTMENT (INS, ETC)	83,534.57	61,000.00	(22,534.57)
 TOTAL EXPENSES	 <u>626,946.51</u>	 <u>587,403.35</u>	 <u>(39,543.16)</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.

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
October 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	1,156,257.60	1,175,635.00	-19,377.40	-1.65	1,156,257.60	1,175,635.00	-19,377.40	-1.65	4,702,540.00
3115 Legal/ Lien Fees	17,273.05	2,083.33	15,189.72	729.11	17,273.05	2,083.33	15,189.72	729.11	25,000.00
3123 Storage	31,400.00	2,666.67	28,733.33	1,077.	31,400.00	2,666.67	28,733.33	1,077.	32,000.00
3125 Rentals-101/102/103/317	1,300.00	2,100.00	-800.00	-38.10	1,300.00	2,100.00	-800.00	-38.10	25,200.00
3130 Late Fees	874.80	391.67	483.13	123.3	874.80	391.67	483.13	123.3	4,700.00
3137 FOBS (Medeco) Keys	400.00	625.00	-225.00	-36.00	400.00	625.00	-225.00	-36.00	7,500.00
3144 Parking - Contractor	1,488.00	1,083.33	404.67	37.35	1,488.00	1,083.33	404.67	37.35	13,000.00
3145 Parking - Valet	1,320.00	1,391.67	-71.67	-5.15	1,320.00	1,391.67	-71.67	-5.15	16,700.00
3146 Parking - Tickets	2,070.00	2,291.67	-221.67	-9.67	2,070.00	2,291.67	-221.67	-9.67	27,500.00
3147 Parking - Monthly	2,120.00	2,583.33	-463.33	-17.94	2,120.00	2,583.33	-463.33	-17.94	31,000.00
3150 Repairs/Work Orders/Emergen	348.21	533.33	-185.12	-34.71	348.21	533.33	-185.12	-34.71	6,400.00
3170 NSF Fees Recovered	0.00	83.33	-83.33	-100.0	0.00	83.33	-83.33	-100.0	1,000.00
3175 Condo Docs	50.00	33.33	16.67	50.02	50.00	33.33	16.67	50.02	400.00
3190 Copies/Fax/Stamps	122.00	83.33	38.67	46.41	122.00	83.33	38.67	46.41	1,000.00
3210 Application Fees	400.00	583.33	-183.33	-31.43	400.00	583.33	-183.33	-31.43	7,000.00
3212 Elevator Fees	0.00	41.67	-41.67	-100.0	0.00	41.67	-41.67	-100.0	500.00
3215 Estoppel	600.00	566.67	33.33	5.88	600.00	566.67	33.33	5.88	6,800.00
3510 Laundry Income	474.41	1,000.00	-525.59	-52.56	474.41	1,000.00	-525.59	-52.56	12,000.00
3710 Recovered -Bad Debt	0.00	4,166.67	-4,166.67	-100.0	0.00	4,166.67	-4,166.67	-100.0	50,000.00
3712 Interest Income	331.30	333.33	-2.03	-0.61	331.30	333.33	-2.03	-0.61	4,000.00
3715 Misc. Income-Fines,Plaza Roo	201.95	333.33	-131.38	-39.41	201.95	333.33	-131.38	-39.41	4,000.00
TOTAL INCOME	1,217,031.32	1,198,609.99	18,421.33	1.54	1,217,031.32	1,198,609.99	18,421.33	1.54	4,978,240.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
4007 Annual Fee - DBPR	2,080.00	3,000.00	920.00	30.67	2,080.00	3,000.00	920.00	30.67	3,000.00
4008 Application / Screening - Unit	350.00	400.00	50.00	12.50	350.00	400.00	50.00	12.50	4,800.00
4010 Bad Debt/ Write Offs	14,175.57	10,583.33	3,592.24	33.94	14,175.57	10,583.33	3,592.24	33.94	127,000.00
4012 Bank Charges	86.39	125.00	38.61	30.89	86.39	125.00	38.61	30.89	1,500.00
4013 Consulting Fee	1,250.00	0.00	-1,250.00	0	1,250.00	0.00	-1,250.00	0	0.00
4014 Election Expense	0.00	375.00	375.00	100.0	0.00	375.00	375.00	100.0	4,500.00
4015 Employee Gas	41.30	16.67	24.63	-147.7	41.30	16.67	24.63	-147.7	200.00
4026 Insurance-Claims Deductible	0.00	916.67	916.67	100.0	0.00	916.67	916.67	100.0	11,000.00
4029 Legal - Unit Owner Fees	8,815.43	4,166.67	4,648.76	-111.5	8,815.43	4,166.67	4,648.76	-111.5	50,000.00
4031 Legal- Association	1,467.00	1,250.00	217.00	-17.36	1,467.00	1,250.00	217.00	-17.36	15,000.00
Legal Expense - Total	10,282.43	5,416.67	4,865.76	-89.83	10,282.43	5,416.67	4,865.76	-89.83	65,000.00
4033 Licenses, Fees & Permits	70.00	525.00	455.00	86.67	70.00	525.00	455.00	86.67	6,300.00
4034 Maint Fees - Unit104	2,515.00	1,000.00	1,515.00	-151.5	2,515.00	1,000.00	1,515.00	-151.5	12,000.00
4035 Office Expenses- Soft	795.42	650.00	145.42	-22.37	795.42	650.00	145.42	-22.37	7,800.00
4036 New Hire Fees	0.00	28.33	28.33	100.0	0.00	28.33	28.33	100.0	340.00
4037 Maint Fees - Units317/408/100	0.00	2,666.67	2,666.67	100.0	0.00	2,666.67	2,666.67	100.0	32,000.00
4039 Office Expense Kitchen	146.44	258.33	111.89	43.31	146.44	258.33	111.89	43.31	3,100.00
4042 Office Expenses Hard Goods	363.49	166.67	196.82	-118.0	363.49	166.67	196.82	-118.0	2,000.00
4043 Office Expense - Computers	3,878.96	833.33	3,045.63	-365.4	3,878.96	833.33	3,045.63	-365.4	10,000.00
Office Expense - Total	4,388.89	1,258.33	3,130.56	-248.7	4,388.89	1,258.33	3,130.56	-248.7	15,100.00
4046 Postage & Delivery	0.00	233.33	233.33	100.0	0.00	233.33	233.33	100.0	2,800.00
4052 Parker Owned Unit Expenses	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	100.00	100.00	100.0	0.00	100.00	100.00	100.0	1,200.00
4105 Cleaning Supplies - Paper	31.76	37.50	5.74	15.31	31.76	37.50	5.74	15.31	450.00
4108 Compactor Container	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
4110 Compactor Repairs	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
4111 Electrical Room	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4113 Fire Alarm System	3,500.00	366.67	3,133.33	-854.5	3,500.00	366.67	3,133.33	-854.5	4,400.00
4115 Gym Maintenance	185.20	308.33	123.13	39.93	185.20	308.33	123.13	39.93	3,700.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
October 2013

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4119 Pool Expense-Large Equipment	2,212.50	208.33	-2,004.17	-962.0	2,212.50	208.33	-2,004.17	-962.0	2,500.00
4120 Pool Chemicals/Tank Lease	1,030.82	750.00	-280.82	-37.44	1,030.82	750.00	-280.82	-37.44	9,000.00
4121 Pool Towel Expense	-516.00	50.00	566.00	1,132.	-516.00	50.00	566.00	1,132.	600.00
4122 Pool Repairs	559.48	333.33	-226.15	-67.85	559.48	333.33	-226.15	-67.85	4,000.00
4123 Pool Equipment Expense	307.29	666.67	359.38	53.91	307.29	666.67	359.38	53.91	8,000.00
Pool Expense - Total	3,594.09	2,008.33	-1,585.76	-78.96	3,594.09	2,008.33	-1,585.76	-78.96	24,100.00
4127 Elevator Repair (begin use 10/0	0.00	833.33	833.33	100.0	0.00	833.33	833.33	100.0	10,000.00
4129 Chillers-Repair	0.00	275.00	275.00	100.0	0.00	275.00	275.00	100.0	3,300.00
4131 Landscaping	0.00	583.33	583.33	100.0	0.00	583.33	583.33	100.0	7,000.00
4133 Uniforms	95.08	37.50	-57.58	-153.5	95.08	37.50	-57.58	-153.5	450.00
4140 Parts & Supplies-Misc	5,765.22	4,166.67	-1,598.55	-38.37	5,765.22	4,166.67	-1,598.55	-38.37	50,000.00
4141 Parts & Supplies-FOB	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4163 Labor Contract - Electrical	0.00	250.00	250.00	100.0	0.00	250.00	250.00	100.0	3,000.00
4165 Labor Contract - Gate & Arm R	0.00	583.33	583.33	100.0	0.00	583.33	583.33	100.0	7,000.00
4166 Labor Contract - FOB	1,193.70	125.00	-1,068.70	-854.9	1,193.70	125.00	-1,068.70	-854.9	1,500.00
4181 Labor Contract - Misc	9,599.01	8,083.33	-1,515.68	-18.75	9,599.01	8,083.33	-1,515.68	-18.75	97,000.00
4182 Labor Contract -Pool/Contr/Mai	924.00	208.33	-715.67	-343.5	924.00	208.33	-715.67	-343.5	2,500.00
Labor Contract - Total	11,716.71	9,249.99	-2,466.72	-26.67	11,716.71	9,249.99	-2,466.72	-26.67	111,000.00
4197 Discounts Earned	-50.39	0.00	50.39	0	-50.39	0.00	50.39	0	0.00
Supplies - Total	5,714.83	4,416.67	-1,298.16	-29.39	5,714.83	4,416.67	-1,298.16	-29.39	53,000.00
FIXED CONTRACTS									
4203 Chillers Contract	2,250.00	2,250.00	0.00	0.00	2,250.00	2,250.00	0.00	0.00	27,000.00
4205 Elevator Contract	7,200.00	7,200.00	0.00	0.00	7,200.00	7,200.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	375.00	185.26	49.40	189.74	375.00	185.26	49.40	4,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	83.33	83.33	100.0	1,000.00
4210 Housekeeping Contract	14,405.54	14,666.67	261.13	1.78	14,405.54	14,666.67	261.13	1.78	176,000.00
4211 Housekeeping Contract-OT	243.75	166.67	-77.08	-46.25	243.75	166.67	-77.08	-46.25	2,000.00
4215 Landscaping Contract	1,600.00	1,600.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	19,200.00
4217 Maintenance/Pool Contract	19,604.51	18,833.33	-771.18	-4.09	19,604.51	18,833.33	-771.18	-4.09	226,000.00
4218 Maintenance/Pool Contract-OT	420.00	166.67	-253.33	-151.9	420.00	166.67	-253.33	-151.9	2,000.00
4220 Pest Control	4,050.00	458.33	-3,591.67	-783.6	4,050.00	458.33	-3,591.67	-783.6	5,500.00
4225 Security Contract	26,991.58	29,333.33	2,341.75	7.98	26,991.58	29,333.33	2,341.75	7.98	352,000.00
4226 Security Contract-OT	1,033.30	916.67	-116.63	-12.72	1,033.30	916.67	-116.63	-12.72	11,000.00
4229 Valet Contract	5,600.00	12,166.67	6,566.67	53.97	5,600.00	12,166.67	6,566.67	53.97	146,000.00
4230 Waste Removal Contract	4,944.59	5,000.00	55.41	1.11	4,944.59	5,000.00	55.41	1.11	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	340.00	400.00	60.00	15.00	4,800.00
SPECIAL PROJECTS									
4308 Electrical Roof Top	338.57	0.00	-338.57	0	338.57	0.00	-338.57	0	0.00
4310 Fire Sprinkler Project/Soffits	6,539.33	0.00	-6,539.33	0	6,539.33	0.00	-6,539.33	0	0.00
4321 Repair Concrete on Building W	4,100.00	2,083.33	-2,016.67	-96.80	4,100.00	2,083.33	-2,016.67	-96.80	25,000.00
4323 Pool Deck Repair	0.00	416.67	416.67	100.0	0.00	416.67	416.67	100.0	5,000.00
4331 Roof Repair	0.00	2,083.33	2,083.33	100.0	0.00	2,083.33	2,083.33	100.0	25,000.00
4342 Reheat/Outside Air Repair	9,157.50	0.00	-9,157.50	0	9,157.50	0.00	-9,157.50	0	0.00
UTILITIES									
4405 Cable	16,789.77	17,000.00	210.23	1.24	16,789.77	17,000.00	210.23	1.24	204,000.00
4410 Electricity	25,337.27	25,000.00	-337.27	-1.35	25,337.27	25,000.00	-337.27	-1.35	300,000.00
4415 Gas	1,712.54	3,666.67	1,954.13	53.29	1,712.54	3,666.67	1,954.13	53.29	44,000.00
4416 Gas Transportation	865.91	1,500.00	634.09	42.27	865.91	1,500.00	634.09	42.27	18,000.00
Gas Expense - Total	2,578.45	5,166.67	2,588.22	50.09	2,578.45	5,166.67	2,588.22	50.09	62,000.00
4420 Telephone	546.68	500.00	-46.68	-9.34	546.68	500.00	-46.68	-9.34	6,000.00
4425 Water & Sewer	31,447.57	30,916.67	-530.90	-1.72	31,447.57	30,916.67	-530.90	-1.72	371,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,146.67	1,416.67	270.00	19.06	1,146.67	1,416.67	270.00	19.06	17,000.00
5010 P/R Administration/Office	11,313.89	16,666.67	5,352.78	32.12	11,313.89	16,666.67	5,352.78	32.12	200,000.00
5025 P/R Maintenance	12,462.71	16,666.67	4,203.96	25.22	12,462.71	16,666.67	4,203.96	25.22	200,000.00
5032 P/R Pool	2,600.00	2,916.67	316.67	10.86	2,600.00	2,916.67	316.67	10.86	35,000.00
5080 P/R Contractor Inspector	2,360.00	2,500.00	140.00	5.60	2,360.00	2,500.00	140.00	5.60	30,000.00
P/R Maintenance - Total	12,462.71	16,666.67	4,203.96	25.22	12,462.71	16,666.67	4,203.96	25.22	200,000.00
6000 Employee Health	2,319.51	2,258.33	-61.18	-2.71	2,319.51	2,258.33	-61.18	-2.71	27,100.00
6005 Holiday Gift Fund	0.00	666.67	666.67	100.0	0.00	666.67	666.67	100.0	8,000.00
6007 Special Events Fund	42.40	250.00	207.60	83.04	42.40	250.00	207.60	83.04	3,000.00
6010 P/R Tax - Fica	1,725.44	2,000.00	274.56	13.73	1,725.44	2,000.00	274.56	13.73	24,000.00
6020 P/R Tax Medicare	403.51	466.67	63.16	13.53	403.51	466.67	63.16	13.53	5,600.00
6030 P/R Tax Futa	23.78	400.00	376.22	94.06	23.78	400.00	376.22	94.06	4,800.00
6040 P/R Tax Suta	214.00	583.33	369.33	63.31	214.00	583.33	369.33	63.31	7,000.00
Repayment of Loan									

