

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

October 31, 2014

OPERATING INCOME RECEIVED AS OF October 31,2014

Income Received	\$	1,174,084.41
Monthly Budgeted Amount	\$	1,229,435.00
YTD Income Received	\$	1,174,084.41
YTD Budgeted Amount	\$	1,229,435.00

OPERATING EXPENSES PAID AS OF October 31, 2014

Actual Expenses	\$	508,302.85
Monthly Budgeted Expenses	\$	542,835.02
YTD Actual Expenses	\$	508,302.85
YTD Budgeted Expenses	\$	542,835.02

OPERATING BALANCES AS OF October 31, 2014

WF - Operating Account-3832	\$	1,008,843.20
WF - Money Market-8653	\$	101,555.72
WF - RE Savings-9010	\$	3,246.97
WF - RE Checking-1538	\$	47,779.69
BA - RE Checking-1561	\$	50,000.00
BA - RE Money Market-3662	\$	200,079.41
CB - RE Checking-4382	\$	50,000.00
CB - RE Money Market-3780	\$	200,272.39
BP - Money Market OP-3824	\$	26,059.09
ST - RE Money Market -9585	\$	27,069.44
ST - RE-Fire Sprinkler-8453	\$	501,836.11
ST - RE-Money Market-4844	\$	60,022.84
ST - Payroll-5262	\$	71,611.82
CN - RE Money Market-8932	\$	143,241.86

TOTAL OPERATING FUNDS	\$	2,491,618.54
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ESCROW BALANCES AS OF October 31, 2014

WF- Escrow Contractor -1413	\$	22,779.92
ST - Escrow Rental-3978	\$	99,107.28
BP - Escrow Owners 2Qtrs-7385	\$	422,629.22

SPECIAL ASSESSMENT ACCOUNT

WF - Special Assessment-8501	\$	400.77
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DELINQUENCIES AS OF October 31, 2014	\$	218,811.40
WRITE-OFF AMOUNT AS OF October 31, 2014	\$	-

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	71,736.79	94,168.33	22,431.54
TOTAL BUILDING MAINTENANCE ****B	28,068.82	29,225.00	1,156.18
TOTAL FIXED CONTRACTS	95,003.66	94,141.68	(861.98)
TOTAL PAYROLL, TAXES, BENEFITS	30,448.22	37,050.00	6,601.78
TOTAL SPECIAL PROJECTS***A	-	2,083.34	2,083.34
TOTAL UTILITIES	45,595.35	79,666.67	34,071.32
TOTAL LOAN INTEREST	176,299.91	145,500.00	(30,799.91)
TOTAL ADJUSTMENT (INS, ETC)	61,150.10	61,000.00	(150.10)
 TOTAL EXPENSES	 <u>508,302.85</u>	 <u>542,835.02</u>	 <u>34,532.17</u>

Notes:

A***

B****

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
October 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>
INCOME									
3110 Maintenance Income	1,134,475.42	1,175,635.00	-41,159.58	-3.50	1,134,475.42	1,175,635.00	-41,159.58	-3.50	4,702,540.00
3115 Legal/ Lien Fees	0.00	2,083.33	-2,083.33	-100.0	0.00	2,083.33	-2,083.33	-100.0	25,000.00
3117 Settlements-Development legal	0.00	2,583.33	-2,583.33	-100.0	0.00	2,583.33	-2,583.33	-100.0	31,000.00
3123 Storage	28,220.00	35,000.00	-6,780.00	-19.37	28,220.00	35,000.00	-6,780.00	-19.37	35,000.00
3125 Rentals-101/102/103	4,250.00	2,100.00	2,150.00	102.3	4,250.00	2,100.00	2,150.00	102.3	25,200.00
3130 Late Fees	388.44	391.67	-3.23	-0.82	388.44	391.67	-3.23	-0.82	4,700.00
3137 FOBS (Medeco) Keys	600.00	500.00	100.00	20.00	600.00	500.00	100.00	20.00	6,000.00
3144 Parking - Contractor	435.00	1,000.00	-565.00	-56.50	435.00	1,000.00	-565.00	-56.50	12,000.00
3145 Parking - Valet	675.00	1,750.00	-1,075.00	-61.43	675.00	1,750.00	-1,075.00	-61.43	21,000.00
3146 Parking - Tickets	1,380.00	2,416.67	-1,036.67	-42.90	1,380.00	2,416.67	-1,036.67	-42.90	29,000.00
3147 Parking - Monthly	1,955.00	2,583.33	-628.33	-24.32	1,955.00	2,583.33	-628.33	-24.32	31,000.00
3150 Repairs/Work Orders/Emergen	356.00	316.67	39.33	12.42	356.00	316.67	39.33	12.42	3,800.00
3170 NSF Fees Recovered	-100.00	83.33	-183.33	-220.0	-100.00	83.33	-183.33	-220.0	1,000.00
3175 Condo Docs	0.00	25.00	-25.00	-100.0	0.00	25.00	-25.00	-100.0	300.00
3210 Application Fees	400.00	416.67	-16.67	-4.00	400.00	416.67	-16.67	-4.00	5,000.00
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	416.67	183.33	44.00	600.00	416.67	183.33	44.00	5,000.00
3510 Laundry Income	483.54	833.33	-349.79	-41.97	483.54	833.33	-349.79	-41.97	10,000.00
3512 Towel Income	253.00	433.33	-180.33	-41.61	253.00	433.33	-180.33	-41.61	5,200.00
3712 Interest Income	106.31	375.00	-268.69	-71.65	106.31	375.00	-268.69	-71.65	4,500.00
3715 Misc. Income-Fines,Plaza Roo	-393.30	333.33	-726.63	-217.9	-393.30	333.33	-726.63	-217.9	4,000.00
3717 Discounts Earned	0.00	116.67	-116.67	-100.0	0.00	116.67	-116.67	-100.0	1,400.00
TOTAL INCOME	1,174,084.41	1,229,435.00	-55,350.59	-4.50	1,174,084.41	1,229,435.00	-55,350.59	-4.50	4,963,140.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	1,833.33	1,833.33	100.0	0.00	1,833.33	1,833.33	100.0	22,000.00
4007 Annual Fee - DBPR	2,080.00	2,080.00	0.00	0.00	2,080.00	2,080.00	0.00	0.00	2,080.00
4008 Application / Screening - Unit	406.00	250.00	-156.00	-62.40	406.00	250.00	-156.00	-62.40	3,000.00
4010 Bad Debt/ Write Offs	0.00	3,750.00	-3,750.00	100.0	0.00	3,750.00	-3,750.00	100.0	45,000.00
4012 Bank Charges	69.17	83.33	-14.16	-16.99	69.17	83.33	-14.16	-16.99	1,000.00
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	0.00	208.33	-208.33	100.0	0.00	208.33	-208.33	100.0	2,500.00
4026 Insurance-Claims Deductible	0.00	416.67	-416.67	100.0	0.00	416.67	-416.67	100.0	5,000.00
4029 Legal - Unit Owner Fees	0.00	3,750.00	-3,750.00	100.0	0.00	3,750.00	-3,750.00	100.0	45,000.00
4031 Legal- Association	0.00	1,833.33	-1,833.33	100.0	0.00	1,833.33	-1,833.33	100.0	22,000.00
Legal Expense - Total	0.00	5,583.33	-5,583.33	100.0	0.00	5,583.33	-5,583.33	100.0	67,000.00
4033 Licenses, Fees & Permits	20.00	250.00	-230.00	92.00	20.00	250.00	-230.00	92.00	3,000.00
4034 Maint Fees - Unit104	5,030.00	838.33	-4,191.67	-500.0	5,030.00	838.33	-4,191.67	-500.0	10,060.00
4035 Office Expenses- Soft	561.66	666.67	-105.01	15.75	561.66	666.67	-105.01	15.75	8,000.00
4036 New Hire Fees	65.50	41.67	-23.83	-57.19	65.50	41.67	-23.83	-57.19	500.00
4039 Office Expense Kitchen	205.83	250.00	-44.17	-17.67	205.83	250.00	-44.17	-17.67	3,000.00
4042 Office Expenses Hard Goods	0.00	166.67	-166.67	100.0	0.00	166.67	-166.67	100.0	2,000.00
4043 Office Expense - Computers	3,813.40	666.67	-3,146.73	-472.0	3,813.40	666.67	-3,146.73	-472.0	8,000.00
Office Expense - Total	4,019.23	1,083.34	-2,935.89	-271.0	4,019.23	1,083.34	-2,935.89	-271.0	13,000.00
4046 Postage & Delivery	604.50	208.33	-396.17	-190.1	604.50	208.33	-396.17	-190.1	2,500.00
4056 Walkie-Talkies/Radios	0.00	250.00	-250.00	100.0	0.00	250.00	-250.00	100.0	3,000.00
4101 Inspections	0.00	333.33	-333.33	100.0	0.00	333.33	-333.33	100.0	4,000.00
4103 Cleaning Supplies - Chemicals	0.00	208.33	-208.33	100.0	0.00	208.33	-208.33	100.0	2,500.00
4105 Cleaning Supplies - Paper	0.00	66.67	-66.67	100.0	0.00	66.67	-66.67	100.0	800.00
4108 Compactor Container Repairs	0.00	291.67	-291.67	100.0	0.00	291.67	-291.67	100.0	3,500.00
4109 Compactors-Containers	0.00	125.00	-125.00	100.0	0.00	125.00	-125.00	100.0	1,500.00
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	666.67	-2,833.33	-425.0	3,500.00	666.67	-2,833.33	-425.0	8,000.00
4115 Gym Maintenance	0.00	250.00	-250.00	100.0	0.00	250.00	-250.00	100.0	3,000.00
4119 Pool Expense-Furnishings	0.00	458.33	-458.33	100.0	0.00	458.33	-458.33	100.0	5,500.00
4120 Pool Chemicals/Tank Lease	1,396.47	750.00	-646.47	-86.20	1,396.47	750.00	-646.47	-86.20	9,000.00
4121 Pool Towel Expense	46.64	316.67	-270.03	85.27	46.64	316.67	-270.03	85.27	3,800.00
4122 Pool Repairs	0.00	208.33	-208.33	100.0	0.00	208.33	-208.33	100.0	2,500.00
4123 Pool Equipment - Pumps, Filter	2,561.01	1,500.00	-1,061.01	-70.73	2,561.01	1,500.00	-1,061.01	-70.73	18,000.00
Pool Expense - Total	4,004.12	3,233.33	-770.79	-23.84	4,004.12	3,233.33	-770.79	-23.84	38,800.00
4127 Elevator Repair	0.00	250.00	-250.00	100.0	0.00	250.00	-250.00	100.0	3,000.00
4129 Chillers-Repair	0.00	458.33	-458.33	100.0	0.00	458.33	-458.33	100.0	5,500.00
4131 Landscaping	0.00	666.67	-666.67	100.0	0.00	666.67	-666.67	100.0	8,000.00
4133 Uniforms	111.05	33.33	-77.72	-233.1	111.05	33.33	-77.72	-233.1	400.00
4135 Parts & Supplies- Plumbing	1,192.06	750.00	-442.06	-58.94	1,192.06	750.00	-442.06	-58.94	9,000.00
4136 Parts & Supplies-Paint	1,408.63	1,333.33	-75.30	-5.65	1,408.63	1,333.33	-75.30	-5.65	16,000.00
4137 Parts & Supplies - Structural	727.97	1,166.67	-438.70	-37.60	727.97	1,166.67	-438.70	-37.60	14,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4138 Parts & Supplies- Electrical	215.34	3,583.33	3,367.99	93.99	215.34	3,583.33	3,367.99	93.99	43,000.00
4139 Parts & Supplies- AC	229.43	1,416.67	1,187.24	83.80	229.43	1,416.67	1,187.24	83.80	17,000.00
4140 Parts & Supplies-Misc	1,602.77	750.00	-852.77	-113.7	1,602.77	750.00	-852.77	-113.7	9,000.00
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	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4163 R&M Labor Contract - Electrical	0.00	2,000.00	2,000.00	100.0	0.00	2,000.00	2,000.00	100.0	24,000.00
4165 R&M Labor Contract - Gate & A	530.00	166.67	-363.33	-217.9	530.00	166.67	-363.33	-217.9	2,000.00
4166 R&M Labor Contract - FOB	1,040.00	250.00	-790.00	-316.0	1,040.00	250.00	-790.00	-316.0	3,000.00
4168 R&M Labor Contract - Water D	2,500.00	2,333.33	-166.67	-7.14	2,500.00	2,333.33	-166.67	-7.14	28,000.00
4170 R&M Labor- Doors	990.00	416.67	-573.33	-137.6	990.00	416.67	-573.33	-137.6	5,000.00
4171 R&M Labor Contract - Fire Spri	1,200.00	100.00	-1,100.00	-1,100	1,200.00	100.00	-1,100.00	-1,100	1,200.00
4173 R&M Labor Contract - AC	0.00	1,583.33	1,583.33	100.0	0.00	1,583.33	1,583.33	100.0	19,000.00
4175 R&M Labor Contract - Equipme	437.50	416.67	-20.83	-5.00	437.50	416.67	-20.83	-5.00	5,000.00
4177 R&M Labor Contract - Plumbing	6,510.10	3,916.67	-2,593.43	-66.22	6,510.10	3,916.67	-2,593.43	-66.22	47,000.00
4179 R&M Labor Contract - Structura	0.00	583.33	583.33	100.0	0.00	583.33	583.33	100.0	7,000.00
4181 R&M Labor Contract - Misc	265.00	500.00	235.00	47.00	265.00	500.00	235.00	47.00	6,000.00
4182 R&M Labor Contract -Pool/Cont	1,660.00	916.67	-743.33	-81.09	1,660.00	916.67	-743.33	-81.09	11,000.00
Labor Contract - Total	14,142.60	12,766.67	-1,375.93	-10.78	14,142.60	12,766.67	-1,375.93	-10.78	153,200.00
4197 Discounts Earned	-55.15	0.00	55.15	0	-55.15	0.00	55.15	0	0.00
Supplies - Total	5,583.08	8,666.66	3,083.58	35.58	5,583.08	8,666.66	3,083.58	35.58	104,000.00
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	2,416.67	-4,783.33	-197.9	7,200.00	2,416.67	-4,783.33	-197.9	29,000.00
4207 Copier/Rental - (was 4041)	0.00	250.00	250.00	100.0	0.00	250.00	250.00	100.0	3,000.00
4209 Fire Alarm	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4210 Housekeeping Contract	14,405.54	14,750.00	344.46	2.34	14,405.54	14,750.00	344.46	2.34	177,000.00
4211 Housekeeping Contract-OT	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	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	22,034.50	21,666.67	-367.83	-1.70	22,034.50	21,666.67	-367.83	-1.70	260,000.00
4218 Maintenance/OT	0.00	250.00	250.00	100.0	0.00	250.00	250.00	100.0	3,000.00
4220 Pest Control	560.00	708.33	148.33	20.94	560.00	708.33	148.33	20.94	8,500.00
4225 Security Contract	37,895.00	30,666.67	-7,228.33	-23.57	37,895.00	30,666.67	-7,228.33	-23.57	368,000.00
4226 Security Contract-OT	0.00	1,166.67	1,166.67	100.0	0.00	1,166.67	1,166.67	100.0	14,000.00
4229 Valet Contract	0.00	12,333.33	12,333.33	100.0	0.00	12,333.33	12,333.33	100.0	148,000.00
4230 Waste Removal Contract	5,968.62	5,041.67	-926.95	-18.39	5,968.62	5,041.67	-926.95	-18.39	60,500.00
4231 Water Treatment Contract	340.00	375.00	35.00	9.33	340.00	375.00	35.00	9.33	4,500.00
4233 Window Contract	2,750.00	458.33	-2,291.67	-500.0	2,750.00	458.33	-2,291.67	-500.0	5,500.00
SPECIAL PROJECTS									
4321 Repair Concrete on Building W	0.00	1,416.67	1,416.67	100.0	0.00	1,416.67	1,416.67	100.0	17,000.00
4331 Roof Repair	0.00	666.67	666.67	100.0	0.00	666.67	666.67	100.0	8,000.00
UTILITIES									
4405 Cable	34,926.04	17,666.67	-17,259.37	-97.69	34,926.04	17,666.67	-17,259.37	-97.69	212,000.00
4410 Electricity	0.00	23,750.00	23,750.00	100.0	0.00	23,750.00	23,750.00	100.0	285,000.00
4415 Gas	9,266.80	3,166.67	-6,100.13	-192.6	9,266.80	3,166.67	-6,100.13	-192.6	38,000.00
4416 Gas Transportation	824.33	1,250.00	425.67	34.05	824.33	1,250.00	425.67	34.05	15,000.00
Gas Expense - Total	10,091.13	4,416.67	-5,674.46	-128.4	10,091.13	4,416.67	-5,674.46	-128.4	53,000.00
4420 Telephone	578.18	500.00	-78.18	-15.64	578.18	500.00	-78.18	-15.64	6,000.00
4425 Water & Sewer	0.00	33,333.33	33,333.33	100.0	0.00	33,333.33	33,333.33	100.0	400,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	1,074.00	750.00	-324.00	-43.20	1,074.00	750.00	-324.00	-43.20	9,000.00
5010 P/R Administration/Office	9,011.71	12,750.00	3,738.29	29.32	9,011.71	12,750.00	3,738.29	29.32	153,000.00
5025 P/R Maintenance	12,168.52	13,750.00	1,581.48	11.50	12,168.52	13,750.00	1,581.48	11.50	165,000.00
5032 P/R Pool	2,691.20	3,000.00	308.80	10.29	2,691.20	3,000.00	308.80	10.29	36,000.00
P/R Maintenance - Total	12,168.52	13,750.00	1,581.48	11.50	12,168.52	13,750.00	1,581.48	11.50	165,000.00
6000 Employee Health	3,141.19	2,750.00	-391.19	-14.23	3,141.19	2,750.00	-391.19	-14.23	33,000.00
6005 Holiday Gift Fund	0.00	750.00	750.00	100.0	0.00	750.00	750.00	100.0	9,000.00
6007 Special Events Fund	0.00	250.00	250.00	100.0	0.00	250.00	250.00	100.0	3,000.00
6010 P/R Tax - Fica	1,420.43	1,916.67	496.24	25.89	1,420.43	1,916.67	496.24	25.89	23,000.00
6020 P/R Tax Medicare	332.19	466.67	134.48	28.82	332.19	466.67	134.48	28.82	5,600.00
6030 P/R Tax Futa	55.49	83.33	27.84	33.41	55.49	83.33	27.84	33.41	1,000.00
6040 P/R Tax Suta	553.49	583.33	29.84	5.12	553.49	583.33	29.84	5.12	7,000.00
Repayment of Loan									
6201 Interest Banco Popular Expens	129,738.21	130,000.00	261.79	0.20	129,738.21	130,000.00	261.79	0.20	520,000.00
6203 Loan from PP Recovery Acct	46,561.70	15,500.00	-31,061.70	-200.4	46,561.70	15,500.00	-31,061.70	-200.4	186,000.00
SUMMARY									
TOTAL ADMINISTRATIVE	12,856.06	17,918.33	5,062.27	28.25	12,856.06	17,918.33	5,062.27	28.25	192,140.00

**Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
October 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 BUILDING MAINTENANCE	28,068.82	29,225.00	1,156.18	3.96	28,068.82	29,225.00	1,156.18	3.96	350,700.00
TOTAL FIXED CONTRACTS	95,003.66	94,141.68	-861.98	-0.92	95,003.66	94,141.68	-861.98	-0.92	1,129,700.00
TOTAL INTEREST EXPENSE	176,299.91	145,500.00	-30,799.91	-21.17	176,299.91	145,500.00	-30,799.91	-21.17	706,000.00
TOTAL PAYROLL, TAXES, BENEFIT	30,448.22	37,050.00	6,601.78	17.82	30,448.22	37,050.00	6,601.78	17.82	444,600.00
TOTAL SPECIAL PROJECTS	0.00	2,083.34	2,083.34	100.0	0.00	2,083.34	2,083.34	100.0	25,000.00
TOTAL UTILITIES	45,595.35	79,666.67	34,071.32	42.77	45,595.35	79,666.67	34,071.32	42.77	956,000.00
TOTAL EXPENSES	388,272.02	405,585.02	17,313.00	4.27	388,272.02	405,585.02	17,313.00	4.27	3,804,140.00
NET INCOME	785,812.39	823,849.98	-38,037.59	-4.62	785,812.39	823,849.98	-38,037.59	-4.62	1,159,000.00
ADJUSTMENTS									
1139 ST-Fire Alarm Sprinkler-8453	-34.10	0.00	-34.10	0	-34.10	0.00	-34.10	0	0.00
1400 Employee Advance	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
2230 Ins. Payable	-58,880.73	-76,250.00	17,369.27	22.78	-58,880.73	-76,250.00	17,369.27	22.78	-915,000.00
2240 Exchange	-200.00	0.00	-200.00	0	-200.00	0.00	-200.00	0	0.00
2370 Sales Tax Payable	57.15	0.00	57.15	0	57.15	0.00	57.15	0	0.00
2535 Principal Banco Popular Operat	-61,073.15	-61,000.00	-73.15	-0.12	-61,073.15	-61,000.00	-73.15	-0.12	-244,000.00
TOTAL ADJUSTMENTS	-120,030.83	-137,250.00	17,219.17	12.55	-120,030.83	-137,250.00	17,219.17	12.55	-1,159,000.00
CASH FLOW	665,781.56	686,599.98	-20,818.42	-3.03	665,781.56	686,599.98	-20,818.42	-3.03	0.00