

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report
September 30, 2013

OPERATING INCOME RECEIVED AS OF SEPTEMBER 30, 2013

Income Received	\$	640,227.07
Monthly Budgeted Amount	\$	30,615.11
YTD Income Received	\$	5,287,023.60
YTD Budgeted Amount	\$	4,711,688.00

OPERATING EXPENSES PAID AS OF SEPTEMBER 30, 2013

Actual Expenses	\$	341,020.88
Monthly Budgeted Expenses	\$	373,423.18
YTD Actual Expenses	\$	5,000,658.14
YTD Budgeted Expenses	\$	4,711,688.00

BANK BALANCES AS OF SEPTEMBER 30, 2013

WF Money Market-8653	\$	101,445.60
WF - Special Assessment-8501	\$	400.77
WF - Operating-3832	\$	229,241.11
WF - RE Savings Frm Sale-9010	\$	487,677.11
WF- RE Checking Frm Sale-1538	\$	20,780.89
WF- Contractor-Operating-1413	\$	21,872.92
Sunt-Escrow Rental-3978	\$	106,359.49
BP-2Qtrs Owners Escrow-7385	\$	277,793.44
BP Money Market OP-3824	\$	25,982.98
Sunt-Signature MM Recovery-9585	\$	27,054.76
Sunt Money Market-4844	\$	59,959.53
Sunt Payroll-5262	\$	57,239.24
Sunt- Fire Sprinkler Recovery -8453	\$	401,305.36
City Nat'l Bank MM-8932	\$	61,566.87

DELINQUENCIES AS OF SEPTEMBER 30, 2013

\$ 211,306.61

WRITE-OFF AMOUNT AS OF SEPTEMBER 30, 2013

\$ 7,808.49

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	1,006,323.39	1,118,826.65	112,503.26
TOTAL BUILDING MAINTENANCE	245,684.26	242,628.00	(3,056.26)
TOTAL FIXED CONTRACTS	1,020,955.37	978,100.00	(42,855.37)
TOTAL PAYROLL, TAXES, BENEFITS	470,180.66	462,500.00	(7,680.66)
TOTAL SPECIAL PROJECTS***	354,090.16	86,189.35	(267,900.81)
TOTAL UTILITIES	938,457.53	960,200.00	21,742.47
TOTAL LOAN INTEREST	632,453.77	632,639.00	185.23
TOTAL ADJUSTMENT (INS, ETC)	332,513.00	230,605.00	(101,908.00)
TOTAL EXPENSES	<u>5,000,658.14</u>	<u>4,711,688.00</u>	<u>(288,970.14)</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)
September 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	3,290.00	0.00	3,290.00	0	4,346,281.93	4,344,308.00	1,973.93	0.05	4,344,308.00
3115 Legal/ Lien Fees	0.00	4,750.00	-4,750.00	-100.0	27,226.95	57,000.00	-29,773.05	-52.23	57,000.00
3121 Special Assessment Recovery	0.00	126.63	-126.63	-100.0	4,440.38	1,520.00	2,920.38	192.1	1,520.00
3123 Storage	20.00	3,083.37	-3,063.37	-99.35	32,199.02	37,000.00	-4,800.98	-12.98	37,000.00
3125 Rentals-101/102/103/317	1,300.00	2,916.63	-1,616.63	-55.43	21,600.00	35,000.00	-13,400.00	-38.29	35,000.00
3130 Late Fees	0.00	833.37	-833.37	-100.0	4,364.85	10,000.00	-5,635.15	-56.35	10,000.00
3137 FOBS (Medeco) Keys	500.00	416.63	83.37	20.01	7,700.00	5,000.00	2,700.00	54.00	5,000.00
3144 Parking - Contractor	1,512.00	1,083.37	428.63	39.56	14,927.00	13,000.00	1,927.00	14.82	13,000.00
3145 Parking - Valet	1,345.00	2,083.37	-738.37	-35.44	17,026.00	25,000.00	-7,974.00	-31.90	25,000.00
3146 Parking - Tickets	2,100.00	2,083.37	16.63	0.80	25,840.00	25,000.00	840.00	3.36	25,000.00
3147 Parking - Monthly	2,150.00	2,500.00	-350.00	-14.00	30,503.61	30,000.00	503.61	1.68	30,000.00
3150 Repairs/Work Orders/Emergen	302.00	1,198.37	-896.37	-74.80	5,794.86	14,380.00	-8,585.14	-59.70	14,380.00
3170 NSF Fees Recovered	0.00	41.63	-41.63	-100.0	680.00	500.00	180.00	36.00	500.00
3175 Condo Docs	0.00	58.37	-58.37	-100.0	300.00	700.00	-400.00	-57.14	700.00
3190 Copies/Fax/Stamps	71.00	83.37	-12.37	-14.84	1,117.00	1,000.00	117.00	11.70	1,000.00
3210 Application Fees	500.00	583.37	-83.37	-14.29	6,694.81	7,000.00	-305.19	-4.36	7,000.00
3212 Elevator Fees	0.00	41.63	-41.63	-100.0	300.00	500.00	-200.00	-40.00	500.00
3215 Estoppel	600.00	583.37	16.63	2.85	6,600.00	7,000.00	-400.00	-5.71	7,000.00
3510 Laundry Income	1,009.50	1,041.63	-32.13	-3.08	11,605.74	12,500.00	-894.26	-7.15	12,500.00
3710 Recovered -Bad Debt	0.00	6,666.63	-6,666.63	-100.0	71,981.71	80,000.00	-8,018.29	-10.02	80,000.00
3712 Interest Income	300.00	250.00	50.00	20.00	4,406.77	3,000.00	1,406.77	46.89	3,000.00
3714 Settlements	350,004.31	0.00	350,004.31	0	350,004.31	0.00	350,004.31	0	0.00
3715 Misc. Income-Fines,Plaza Roo	275,223.26	316.63	274,906.63	86.82	299,869.04	3,800.00	296,069.04	7,791.	3,800.00
TOTAL INCOME	640,227.07	30,741.74	609,485.33	1,982.	5,291,463.98	4,713,208.00	578,255.98	12.27	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,150.00	3,166.63	2,016.63	63.68	16,365.00	38,000.00	21,635.00	56.93	38,000.00
4007 Annual Fee - DBPR	0.00	233.37	233.37	100.0	2,080.00	2,800.00	720.00	25.71	2,800.00
4008 Application / Screening - Unit	185.00	333.37	148.37	44.51	3,862.00	4,000.00	138.00	3.45	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.37	5,833.37	100.0	7,808.49	70,000.00	62,191.51	88.85	70,000.00
4012 Bank Charges	25.05	166.63	141.58	84.97	1,260.65	2,000.00	739.35	36.97	2,000.00
4013 Consulting Fee	1,250.00	0.00	-1,250.00	0	2,500.00	0.00	-2,500.00	0	0.00
4014 Election Expense	0.00	416.63	416.63	100.0	1,577.99	5,000.00	3,422.01	68.44	5,000.00
4015 Employee Gas	9.39	66.63	57.24	85.91	211.01	800.00	588.99	73.62	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	166.63	166.63	100.0	7,500.00	2,000.00	-5,500.00	-275.0	2,000.00
4029 Legal - Unit Owner Fees	5,261.27	5,000.00	-261.27	-5.23	89,108.02	60,000.00	-29,108.02	-48.51	60,000.00
4030 Legal - Non recoverable Attome	-831.10	41.63	872.73	2,096.	886.77	500.00	-386.77	-77.35	500.00
4031 Legal- Recoverable Attorney Fe	3,558.51	3,916.63	358.12	9.14	17,258.02	47,000.00	29,741.98	63.28	47,000.00
Legal Expense - Total	7,988.68	8,958.26	969.58	10.82	107,252.81	107,500.00	247.19	0.23	107,500.00
4033 Licenses, Fees & Permits	0.00	416.63	416.63	100.0	5,182.43	5,000.00	-182.43	-3.65	5,000.00
4034 Maint Fees - Unit104	0.00	1,500.00	1,500.00	100.0	9,748.00	18,000.00	8,252.00	45.84	18,000.00
4035 Office Expenses- Soft	752.45	416.63	-335.82	-80.60	7,943.06	5,000.00	-2,943.06	-58.86	5,000.00
4036 New Hire Fees	0.00	416.63	416.63	100.0	324.50	5,000.00	4,675.50	93.51	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.63	1,416.63	100.0	0.00	17,000.00	17,000.00	100.0	17,000.00
4039 Office Expense Kitchen	182.55	208.37	25.82	12.39	2,670.47	2,500.00	-170.47	-6.82	2,500.00
4042 Office Expenses Hard Goods	499.08	1,265.63	766.55	60.57	2,878.67	15,188.00	12,309.33	81.05	15,188.00
4043 Office Expense - Computers	170.00	500.00	330.00	66.00	9,449.26	6,000.00	-3,449.26	-57.49	6,000.00
Office Expense - Total	851.63	1,974.00	1,122.37	56.86	14,998.40	23,688.00	8,689.60	36.68	23,688.00
4046 Postage & Delivery	169.60	316.63	147.03	46.44	3,318.76	3,800.00	481.24	12.66	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	2,400.00	2,400.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	1,462.30	208.37	-1,253.93	-601.7	4,817.22	2,500.00	-2,317.22	-92.69	2,500.00
4056 Walkie-Talkies/Radios	1,155.40	166.63	-988.77	-593.3	1,155.40	2,000.00	844.60	42.23	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	-60.48	208.37	268.85	129.0	1,123.74	2,500.00	1,376.26	55.05	2,500.00
4105 Cleaning Supplies - Paper	358.13	104.13	-254.00	-243.9	649.45	1,250.00	600.55	48.04	1,250.00
4108 Compactor Container	2,195.26	208.37	-1,986.89	-953.5	3,493.76	2,500.00	-993.76	-39.75	2,500.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4109 Compactors	0.00	125.00	125.00	100.0	0.00	1,500.00	1,500.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	1,123.10	1,500.00	376.90	25.13	1,500.00
4111 Electrical Room	0.00	208.37	208.37	100.0	0.00	2,500.00	2,500.00	100.0	2,500.00
4113 Fire Alarm System	0.00	75.00	75.00	100.0	3,032.55	900.00	-2,132.55	-236.9	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	2,811.55	3,600.00	788.45	21.90	3,600.00
4119 Pool Expense-Large Equipment	-47.14	1,500.00	1,547.14	103.1	1,787.65	18,000.00	16,212.35	90.07	18,000.00
4120 Pool Chemicals/Tank Lease	643.16	1,127.37	484.21	42.95	9,072.09	13,528.00	4,455.91	32.94	13,528.00
4121 Pool Towel Expense	-21.00	41.63	62.63	150.4	-763.86	500.00	1,263.86	252.7	500.00
4122 Pool Repairs	265.71	2,083.37	1,817.66	87.25	2,588.58	25,000.00	22,411.42	89.65	25,000.00
4123 Pool Equipment Expense	123.82	62.50	-61.32	-98.11	3,449.59	750.00	-2,699.59	-359.9	750.00
4124 Pool Furniture/Umbrellas	522.57	291.63	-230.94	-79.19	4,337.17	3,500.00	-837.17	-23.92	3,500.00
Pool Expense - Total	1,487.12	5,106.50	3,619.38	70.88	20,471.22	61,278.00	40,806.78	66.59	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.63	1,416.63	100.0	6,790.00	17,000.00	10,210.00	60.06	17,000.00
4129 Chillers-Repair	0.00	1,666.63	1,666.63	100.0	4,046.97	20,000.00	15,953.03	79.77	20,000.00
4131 Landscaping	0.00	333.37	333.37	100.0	5,425.50	4,000.00	-1,425.50	-35.64	4,000.00
4133 Uniforms	33.92	58.37	24.45	41.89	454.92	700.00	245.08	35.01	700.00
4140 Parts & Supplies-Misc	4,098.03	4,166.63	68.60	1.65	56,271.98	50,000.00	-6,271.98	-12.54	50,000.00
4141 Parts & Supplies-FOB	0.00	41.63	41.63	100.0	1,481.63	500.00	-981.63	-196.3	500.00
4142 Parts & Supplies-Transponder	796.00	41.63	-754.37	-1,812	1,082.98	500.00	-582.98	-116.6	500.00
4163 Labor Contract - Electrical	450.00	208.37	-241.63	-115.9	7,768.14	2,500.00	-5,268.14	-210.7	2,500.00
4165 Labor Contract - Gate & Arm R	0.00	125.00	125.00	100.0	7,145.52	1,500.00	-5,645.52	-376.3	1,500.00
4166 Labor Contract - FOB	162.50	125.00	-37.50	-30.00	3,635.48	1,500.00	-2,135.48	-142.3	1,500.00
4181 Labor Contract - Misc	6,963.50	5,500.00	-1,463.50	-26.61	115,534.00	66,000.00	-49,534.00	-75.05	66,000.00
4182 Labor Contract -Pool/Contr/Mai	600.00	33.37	-566.63	-1,698	3,282.00	400.00	-2,882.00	-720.5	400.00
Labor Contract - Total	8,176.00	5,991.74	-2,184.26	-36.45	137,365.14	71,900.00	-65,465.14	-91.05	71,900.00
4193 Supplies - Plumbing	0.00	41.63	41.63	100.0	1,313.89	500.00	-813.89	-162.7	500.00
4197 Discounts Earned	-142.49	0.00	142.49	0	-1,254.12	0.00	1,254.12	0	0.00
Supplies - Total	4,751.54	4,291.52	-460.02	-10.72	58,896.36	51,500.00	-7,396.36	-14.36	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	2,250.00	500.00	-1,750.00	-350.0	22,715.70	6,000.00	-16,715.70	-278.6	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	21,600.00	28,800.00	7,200.00	25.00	28,800.00
4207 Copier/Rental - (was 4041)	189.74	541.63	351.89	64.97	3,208.68	6,500.00	3,291.32	50.64	6,500.00
4209 Fire Alarm	0.00	83.37	83.37	100.0	0.00	1,000.00	1,000.00	100.0	1,000.00
4210 Housekeeping Contract	14,405.54	11,000.00	-3,405.54	-30.96	166,089.71	132,000.00	-34,089.71	-25.83	132,000.00
4215 Landscaping Contract	1,600.00	1,250.00	-350.00	-28.00	17,764.00	15,000.00	-2,764.00	-18.43	15,000.00
4217 Maintenance/Pool Contract	19,729.83	20,000.00	270.17	1.35	229,973.13	240,000.00	10,026.87	4.18	240,000.00
4220 Pest Control	471.00	375.00	-96.00	-25.60	5,634.00	4,500.00	-1,134.00	-25.20	4,500.00
4223 Phone Insurance Toshiba (was	0.00	125.00	125.00	100.0	-120.80	1,500.00	1,620.80	108.0	1,500.00
4225 Security Contract	26,098.81	27,666.63	1,567.82	5.67	342,317.16	332,000.00	-10,317.16	-3.11	332,000.00
4229 Valet Contract	16,800.00	12,166.63	-4,633.37	-38.08	145,637.50	146,000.00	362.50	0.25	146,000.00
4230 Waste Removal Contract	2,749.33	5,000.00	2,250.67	45.01	62,056.29	60,000.00	-2,056.29	-3.43	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	4,080.00	4,800.00	720.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.63	666.63	100.0	0.00	8,000.00	8,000.00	100.0	8,000.00
4308 Electrical Roof Top	9,611.88	0.00	-9,611.88	0	28,847.69	0.00	-28,847.69	0	0.00
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	26,560.81	0.00	-26,560.81	0	141,604.22	0.00	-141,604.22	0	0.00
4315 Non-Contracted Supervisory Se	0.00	416.63	416.63	100.0	0.00	5,000.00	5,000.00	100.0	5,000.00
4321 Repair Concrete on Building W	0.00	1,666.63	1,666.63	100.0	12,938.02	20,000.00	7,061.98	35.31	20,000.00
4323 Pool Deck Repair	0.00	1,307.40	1,307.40	100.0	7,212.89	15,689.35	8,476.46	54.03	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.63	1,666.63	100.0	0.00	20,000.00	20,000.00	100.0	20,000.00
4325 Cameras	0.00	833.37	833.37	100.0	0.00	10,000.00	10,000.00	100.0	10,000.00
4331 Roof Repair	226.81	625.00	398.19	63.71	226.81	7,500.00	7,273.19	96.98	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
4342 Reheat/Outside Air Repair	0.00	0.00	0.00	0	2,126.06	0.00	-2,126.06	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	126.63	126.63	100.0	0.00	1,520.00	1,520.00	100.0	1,520.00
UTILITIES									
4405 Cable	16,789.77	14,583.37	-2,206.40	-15.13	194,986.15	175,000.00	-19,986.15	-11.42	175,000.00
4410 Electricity	26,819.70	27,500.00	680.30	2.47	308,470.45	330,000.00	21,529.55	6.52	330,000.00
4415 Gas	4,480.53	3,333.37	-1,147.16	-34.41	38,664.92	40,000.00	1,335.08	3.34	40,000.00
4416 Gas Transportation	1,086.08	1,666.63	580.55	34.83	16,548.79	20,000.00	3,451.21	17.26	20,000.00
Gas Expense - Total	5,566.61	5,000.00	-566.61	-11.33	55,213.71	60,000.00	4,786.29	7.98	60,000.00
4420 Telephone	475.36	433.37	-41.99	-9.69	6,075.50	5,200.00	-875.50	-16.84	5,200.00
4425 Water & Sewer	30,993.13	32,500.00	1,506.87	4.64	373,711.72	390,000.00	16,288.28	4.18	390,000.00

