

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

April-12

OPERATING INCOME RECEIVED AS OF APRIL 30, 2012

Income Received	\$	1,131,495.14
Monthly Budgeted Amount	\$	1,118,412.41
YTD Income Received	\$	3,435,217.87
YTD Budgeted Amount	\$	3,484,766.87

OPERATING EXPENSES PAID AS OF APRIL 30, 2012

Actual Expenses	\$	557,060.07
Monthly Budgeted Expenses	\$	427,184.10
YTD Actual Expenses	\$	2,977,673.26
YTD Budgeted Expenses	\$	2,796,288.70

BANK BALANCES AS OF APRIL 30, 2012

Wells Fargo Money Market	\$	68,157.31
Wells Fargo - Special Assessment	\$	98,000.86
Wells Fargo - Operating	\$	602,892.12
Wells Fargo - Real Estate Savings	\$	162,328.87
Wells Fargo - Real Estate Checking	\$	107,595.96
Wells Fargo - Small Expense-Savings	\$	100.00
Wells Fargo - Small Expense-Operatir	\$	3,549.38
Suntrust Escrow (Rentals)	\$	114,598.99
Banco Escrow (Contractor)	\$	46,974.09
Banco Small Expense	\$	129.57
Banco Money Market OP	\$	19,438.56
Banco MM Escrow (Rentals)	\$	2,220.86
Suntrust Signature Advantage	\$	27,036.61
Banco Operating	\$	2,326.86
Banco Payroll	\$	1,504.12
Suntrust Money Market	\$	109,842.30
Suntrust Payroll	\$	49,700.93
Suntrust - Fire Sprinkler/Alarm	\$	225,635.17
City Nat'l Bank Money Market	\$	200,827.22

DELINQUENCIES AS OF APRIL 30, 2012

\$ 213,215.91

WRITE-OFF AMOUNT AS OF APRIL 30, 2012

\$ 91,796.49

Items to note:

Maintenance contract will include maintenance payroll

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	620,424.15	576,713.44	(43,710.71)
TOTAL BUILDING MAINTENANCE	115,104.47	122,149.93	7,045.46
TOTAL FIXED CONTRACTS	604,427.45	501,082.81	(103,344.64)
TOTAL PAYROLL, TAXES, BENEFITS	270,363.60	218,420.51	(51,943.09)
TOTAL SPECIAL PROJECTS	129,948.65	246,463.63	116,514.98
TOTAL UTILITIES	565,077.78	594,125.07	29,047.29
TOTAL LOAN INTEREST	484,996.72	387,333.31	(97,663.41)
TOTAL ADJUSTMENT (INS, ETC)	187,330.44	150,000.00	(37,330.44)
 TOTAL EXPENSES	 <u>2,977,673.26</u>	 <u>2,796,288.70</u>	 <u>(181,384.56)</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)
April 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
INCOME									
3110 Maintenance Income	1,094,307.00	1,086,030.00	8,277.00	0.76	3,260,165.93	3,258,090.00	2,075.93	0.06	4,344,120.00
3111 Rollover Accl Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	61,250.00	-61,250.00	-100.0	105,000.00
3115 Legal/ Lien Fees	21,822.29	4,750.00	17,072.29	359.4	33,669.50	33,250.00	419.50	1.26	57,000.00
3121 Special Assessment 2011	4,760.73	0.00	4,760.73	0	266,602.07	0.00	266,602.07	0	0.00
3123 Storage	365.00	3,116.67	-2,751.67	-88.29	27,581.16	21,816.69	5,764.47	26.42	37,400.00
3125 Rentals-101/102/103/709/1108	2,200.00	2,755.00	-555.00	-20.15	3,642.16	19,285.00	-15,642.84	-81.11	33,060.00
3130 Late Fees	2,142.00	414.00	1,728.00	417.3	6,774.34	2,898.00	3,876.34	133.7	4,968.00
3135 Remotes	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
3137 FOBS (Medeco) Keys	500.00	1,130.33	-630.33	-55.77	4,235.00	7,912.31	-3,677.31	-46.48	13,564.00
3144 Parking - Contractor	762.00	1,454.42	-692.42	-47.61	7,534.00	10,180.94	-2,646.94	-26.00	17,453.00
3145 Parking - Valet	2,499.00	2,032.00	467.00	22.98	12,487.00	14,224.00	-1,737.00	-12.21	24,384.00
3146 Parking - Tickets	1,170.00	2,083.33	-913.33	-43.84	13,156.00	14,583.31	-1,427.31	-9.79	25,000.00
3147 Parking	2,900.50	2,125.00	775.50	36.49	18,070.37	14,875.00	3,195.37	21.48	25,500.00
3150 Repairs/Work Orders	942.00	0.00	942.00	0	5,089.84	0.00	5,089.84	0	0.00
3170 NSF Fees	50.00	45.00	5.00	11.11	381.00	315.00	66.00	20.95	540.00
3175 Condo Docs	0.00	41.67	-41.67	-100.0	250.00	291.69	-41.69	-14.29	500.00
3190 Copies/Fax/Stamps	140.85	91.58	49.27	53.80	704.31	641.06	63.25	9.87	1,099.00
3210 Application Fees	480.00	587.50	-107.50	-18.30	3,830.00	4,112.50	-282.50	-6.87	7,050.00
3212 Elevator Fees	100.00	20.00	80.00	400.0	300.00	140.00	160.00	114.2	240.00
3215 Estoppel	900.00	475.00	425.00	89.47	3,850.00	3,325.00	525.00	15.79	5,700.00
3510 Laundry Income	0.00	966.67	-966.67	-100.0	7,485.37	6,766.69	718.68	10.62	11,600.00
3711 Recovered Income	0.00	833.33	-833.33	-100.0	0.00	5,833.31	-5,833.31	-100.0	10,000.00
3712 Interest Income	207.78	277.58	-69.80	-25.15	1,338.87	1,943.06	-604.19	-31.09	3,331.00
3715 Misc. Income	6.72	433.33	-426.61	-98.45	2,342.82	3,033.31	-690.49	-22.76	5,200.00
3716 Gain(Loss) on Sale of Assets	0.00	0.00	0.00	0	22,130.20	0.00	22,130.20	0	0.00
TOTAL INCOME	1,136,255.87	1,118,412.41	17,843.46	1.60	3,701,819.94	3,484,766.87	217,053.07	6.23	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	2,640.00	1,833.33	-806.67	-44.00	24,795.00	12,833.31	-11,961.69	-93.21	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	1,225.00	-855.00	-69.80	2,100.00
4008 Application / Screening - Unit	87.00	333.33	246.33	73.90	2,468.00	2,333.31	-134.69	-5.77	4,000.00
4010 Bad Debt Expense	87,114.41	7,500.00	-79,614.41	-1,061	91,796.49	52,500.00	-39,296.49	-74.85	90,000.00
4012 Bank Charges	29.20	41.67	12.47	29.93	991.42	291.69	-699.73	-239.8	500.00
4014 Election Expense	0.00	0.00	0.00	0	4,014.21	0.00	-4,014.21	0	0.00
4015 Employee Gas	0.00	83.33	83.33	100.0	463.93	583.31	119.38	20.47	1,000.00
4025 Insurance-All Risk	-920.50	0.00	920.50	0	-4,765.08	0.00	4,765.08	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	1,166.69	1,166.69	100.0	2,000.00
4029 Legal - Unit Owner Fees	0.00	0.00	0.00	0	29,300.20	0.00	-29,300.20	0	0.00
4030 Legal - Non recoverable Attor	-2,439.80	0.00	2,439.80	0	-784.00	0.00	784.00	0	0.00
4031 Legal/Professional Fees	1,498.37	7,000.00	5,501.63	78.59	31,384.42	49,000.00	17,615.58	35.95	84,000.00
Legal Expense - Total	-941.43	7,000.00	7,941.43	113.4	59,900.62	49,000.00	-10,900.62	-22.25	84,000.00
4033 Licenses, Fees & Permits	241.43	416.67	175.24	42.06	2,084.22	2,916.69	832.47	28.54	5,000.00
4034 Maint Fees - Units 104	2,336.00	1,500.00	-836.00	-55.73	13,427.07	10,500.00	-2,927.07	-27.88	18,000.00
4035 Misc. Administrative	655.81	416.67	-239.14	-57.39	3,097.55	2,916.69	-180.86	-6.20	5,000.00
4036 New Hire Fees	257.00	33.33	-223.67	-671.0	6,902.00	233.31	-6,668.69	-2,858	400.00
4039 Office Expense Kitchen	116.57	166.67	50.10	30.06	959.91	1,166.69	206.78	17.72	2,000.00
4042 Office Expenses	583.97	833.33	249.36	29.92	9,608.41	5,833.31	-3,775.10	-64.72	10,000.00
4043 Office Expense - Computers	447.68	250.00	-197.68	-79.07	4,522.61	1,750.00	-2,772.61	-158.4	3,000.00
Office Expense - Total	1,148.22	1,250.00	101.78	8.14	15,090.93	8,750.00	-6,340.93	-72.47	15,000.00
4046 Postage & Delivery	55.96	500.00	444.04	88.81	2,631.35	3,500.00	868.65	24.82	6,000.00
4050 Taxes (709/1725/Laundry)	0.00	0.00	0.00	0	1,786.82	5,500.00	3,713.18	67.51	5,500.00
4052 Parker Owned Unit Expenses	0.00	833.33	833.33	100.0	4,863.79	5,833.31	969.52	16.62	10,000.00
4056 Walkie-Talkies/Radios	1,276.89	166.67	-1,110.22	-666.1	2,584.89	1,166.69	-1,418.20	-121.5	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	798.79	208.33	-590.46	-283.4	1,702.64	1,458.31	-244.33	-16.75	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	166.67	100.0	663.81	1,166.69	502.88	43.10	2,000.00
4109 Compactors	750.00	333.33	-416.67	-125.0	750.00	2,333.31	1,583.31	67.86	4,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4111 Electrical Room	0.00	416.67	416.67	100.0	0.00	2,916.69	2,916.69	100.0	5,000.00
4113 Fire Alarm System	0.00	33.33	33.33	100.0	0.00	233.31	233.31	100.0	400.00
4115 Gym Maintenance	0.00	333.33	333.33	100.0	1,038.45	2,333.31	1,294.86	55.49	4,000.00
4119 Pool Maintenance Expense	2,258.30	1,500.00	-758.30	-50.55	10,739.03	10,500.00	-239.03	-2.28	18,000.00
4121 Pool Towel Expense	1,027.22	0.00	-1,027.22	0	-166.62	0.00	166.62	0	0.00
4123 Pool Equipment Expense	0.00	0.00	0.00	0	508.80	0.00	-508.80	0	0.00
Pool Expense - Total	3,285.52	1,500.00	-1,785.52	-119.0	11,081.21	10,500.00	-581.21	-5.54	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	25.00	9,916.69	9,891.69	99.75	17,000.00
4129 Repairs - Chillers	12.00	0.00	-12.00	0	0.00	0.00	0.00	0	0.00
4131 Landscaping	0.00	0.00	0.00	0	600.00	0.00	-600.00	0	0.00
4133 Uniforms	0.00	41.67	41.67	100.0	586.33	291.69	-294.64	-101.0	500.00
4135 Unit Repairs Parts & Supplies	0.00	0.00	0.00	0	-95.29	0.00	95.29	0	0.00
4137 Unit Trash Bags	0.00	333.33	333.33	100.0	0.00	2,333.31	2,333.31	100.0	4,000.00
4140 Parts & Supplies	10,365.56	4,333.33	-6,032.23	-139.2	46,224.79	30,333.31	-15,891.48	-52.39	52,000.00
4163 Labor Contract - Electrical	0.00	0.00	0.00	0	1,797.32	0.00	-1,797.32	0	0.00
4165 Labor Contract - Gate & Arm R	0.00	0.00	0.00	0	210.00	0.00	-210.00	0	0.00
4171 Labor Contract - Locksmith	0.00	0.00	0.00	0	-7.28	0.00	7.28	0	0.00
4175 Labor Contract - Plumbing	0.00	0.00	0.00	0	3,160.00	0.00	-3,160.00	0	0.00
4181 Labor Contract - Misc	7,592.50	8,333.33	740.83	8.89	47,907.16	58,333.31	10,426.15	17.87	100,000.00
Labor Contract - Total	7,592.50	8,333.33	740.83	8.89	53,057.20	58,333.31	5,266.11	9.02	100,000.00
4193 Supplies - Plumbing	63.29	0.00	-63.29	0	63.29	0.00	-63.29	0	0.00
4197 Discounts Earned	-150.15	0.00	150.15	0	-602.96	0.00	602.96	0	0.00
Supplies - Total	10,278.70	4,333.33	-5,945.37	-137.2	45,685.12	30,333.31	-15,351.81	-50.61	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	2,009.50	2,009.50	100.0	12,573.00	14,066.50	1,493.50	10.62	24,114.00
4205 Elevator Contract	7,200.00	2,400.00	-4,800.00	-200.0	21,600.00	16,800.00	-4,800.00	-28.57	28,800.00
4207 Copier/Rental - (was 4041)	528.08	400.00	-128.08	-32.02	5,400.19	2,800.00	-2,600.19	-92.86	4,800.00
4209 Fire Alarm	0.00	0.00	0.00	0	575.30	500.00	-75.30	-15.06	1,000.00
4210 Housekeeping Contract	11,350.31	11,000.00	-350.31	-3.18	79,043.26	77,000.00	-2,043.26	-2.65	132,000.00
4215 Landscaping Contract	846.47	1,333.33	486.86	36.51	11,635.13	9,333.31	-2,301.82	-24.66	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.33	-5,284.97	-38.20	140,846.22	96,833.31	-44,012.91	-45.45	166,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	5,041.10	2,625.00	-2,416.10	-92.04	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	852.60	875.00	22.40	2.56	1,500.00
4225 Security Contract	28,080.76	22,500.00	-5,580.76	-24.80	203,737.77	157,500.00	-46,237.77	-29.36	270,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	84,031.25	85,166.69	1,135.44	1.33	146,000.00
4230 Waste Removal Contract	0.00	4,969.00	4,969.00	100.0	36,711.63	34,783.00	-1,928.63	-5.54	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,380.00	2,800.00	420.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	2,916.69	2,916.69	100.0	5,000.00
4309 Fire Alarm Sprinkler Project	271.36	12,500.00	12,228.64	97.83	116,161.36	87,500.00	-28,661.36	-32.76	150,000.00
4315 Non-Contracted Supervisory Se	120.00	2,500.00	2,380.00	95.20	120.00	17,500.00	17,380.00	99.31	30,000.00
4321 Repair Concrete on Building W	800.00	1,666.67	866.67	52.00	11,100.00	11,666.69	566.69	4.86	20,000.00
4322 Chiller Replacement	0.00	13,334.08	13,334.08	100.0	0.00	93,338.56	93,338.56	100.0	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	29,166.69	29,166.69	100.0	50,000.00
4331 Roof Repair	559.23	625.00	65.77	10.52	2,567.29	4,375.00	1,807.71	41.32	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	0.00	0.00	0.00	0	73,957.60	0.00	-73,957.60	0	0.00
4353 S/A - Generator Electrical Wirin	11,353.71	0.00	-11,353.71	0	41,134.43	0.00	-41,134.43	0	0.00
4354 S/A - Generator Fire Pump Con	0.00	0.00	0.00	0	1,320.01	0.00	-1,320.01	0	0.00
4355 S/A - Generator Installation	6,655.66	0.00	-6,655.66	0	22,895.66	0.00	-22,895.66	0	0.00
4356 S/A - Generator Permit	175.00	0.00	-175.00	0	4,692.52	0.00	-4,692.52	0	0.00
4358 S/A - Water Well - Plumbing	0.00	0.00	0.00	0	157,077.50	0.00	-157,077.50	0	0.00
4359 S/A Water Well - Drilling	0.00	0.00	0.00	0	21,572.00	0.00	-21,572.00	0	0.00
4360 S/A - Water Well - Landscaping	0.00	0.00	0.00	0	24,310.32	0.00	-24,310.32	0	0.00
4361 S/A - Water Well - Paving	0.00	0.00	0.00	0	57,466.30	0.00	-57,466.30	0	0.00
4362 S/A - Water Well - Site Work	0.00	0.00	0.00	0	2,209.27	0.00	-2,209.27	0	0.00
4363 S/A - Water Well - Permits	0.00	0.00	0.00	0	1,018.40	0.00	-1,018.40	0	0.00
4364 S/A Water Well - Security	0.00	0.00	0.00	0	4,768.00	0.00	-4,768.00	0	0.00
4365 S/A Water Well - Electrical	0.00	0.00	0.00	0	2,518.00	0.00	-2,518.00	0	0.00
4366 S/A Fire Alarm - Addl Speaker	0.00	0.00	0.00	0	61,886.52	0.00	-61,886.52	0	0.00
4368 S/A Bad Debt	4,585.59	0.00	-4,585.59	0	4,585.59	0.00	-4,585.59	0	0.00
UTILITIES									
405 Cable	15,367.34	14,441.67	-925.67	-6.41	107,537.42	101,091.69	-6,445.73	-6.38	173,300.00
410 Electricity	21,732.46	31,666.67	9,934.21	31.37	187,760.02	221,666.69	33,906.67	15.30	380,000.00
415 Gas	2,511.83	4,166.67	1,654.84	39.72	22,146.59	29,166.69	7,020.10	24.07	50,000.00
416 Gas Transportation	1,596.04	1,666.67	70.63	4.24	11,145.78	11,666.69	520.91	4.46	20,000.00
Gas Expense - Total	4,107.87	5,833.34	1,725.47	29.58	33,292.37	40,833.38	7,541.01	18.47	70,000.00
420 Telephone	1,105.89	433.33	-672.56	-155.2	3,321.88	3,033.31	-288.57	-9.51	5,200.00

