

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

August-12

OPERATING INCOME RECEIVED AS OF AUGUST 31, 2012

Income Received	\$	31,592.62
Monthly Budgeted Amount	\$	32,382.41
YTD Income Received	\$	4,678,402.30
YTD Budgeted Amount	\$	4,700,326.51

OPERATING EXPENSES PAID AS OF AUGUST 31, 2012

Actual Expenses	\$	363,143.54
Monthly Budgeted Expenses	\$	377,184.10
YTD Actual Expenses	\$	4,595,309.56
YTD Budgeted Expenses	\$	4,355,275.10

BANK BALANCES AS OF AUGUST 31, 2012

WF Money Market-8653	\$	171,284.60
WF - Special Assessment-8501	\$	36,260.62
WF - Operating-3832	\$	267,625.55
WF - RE Savings Frm Sale-9010	\$	162,438.31
WF- RE Checking Frm Sale-1538	\$	85,923.35
WF- Contractor-Savings-8281	\$	394.11
WF- Contractor-Operating-1413	\$	17,139.92
Sunt-Escrow Rental-3978	\$	115,152.65
BP-2Qtrs Owners Escrow-7385	\$	97,162.20
BP-Small Expense-7442	\$	443.67
BP Money Market OP-3824	\$	19,468.00
BP MM Escrow (Rentals)-3832	\$	2,221.68
Sunt-Signature MM Recovery-9585	\$	27,040.14
BP Operating-6406	\$	2,241.63
BP Payroll-6407	\$	1,504.22
Sunt Money Market-1136	\$	59,879.66
Sunt Payroll-5262	\$	52,502.92
Sunt- Fire Sprinkler Recovery -8453	\$	300,765.46
City Nat'l Bank MM-8932	\$	201,001.91

DELINQUENCIES AS OF AUGUST 31, 2012

	\$	227,808.62
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WRITE-OFF AMOUNT AS OF AUGUST 31, 2012

\$ 111,251.83

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	973,917.03	903,121.12	(70,795.91)
TOTAL BUILDING MAINTENANCE	206,457.32	191,949.89	(14,507.43)
TOTAL FIXED CONTRACTS	938,860.80	787,380.13	(151,480.67)
TOTAL PAYROLL, TAXES, BENEFITS	434,075.82	343,232.23	(90,843.59)
TOTAL SPECIAL PROJECTS	161,842.75	387,299.99	225,457.24
TOTAL UTILITIES	874,319.37	933,625.11	59,305.74
TOTAL LOAN INTEREST	671,154.05	608,666.63	(62,487.42)
TOTAL ADJUSTMENT (INS, ETC)	334,682.42	200,000.00	(134,682.42)
TOTAL EXPENSES	<u>4,595,309.56</u>	<u>4,355,275.10</u>	<u>(240,034.46)</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)
August 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	19,474.00	0.00	19,474.00	0	4,398,445.04	4,344,120.00	54,325.04	1.25	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	96,250.00	-96,250.00	-100.0	105,000.00
3115 Legal/ Lien Fees	568.00	4,750.00	-4,182.00	-88.04	45,663.35	52,250.00	-6,586.65	-12.61	57,000.00
3121 Special Assessment Recovery	0.00	0.00	0.00	0	271,863.11	0.00	271,863.11	0	0.00
3123 Storage	132.00	3,116.67	-2,984.67	-95.76	30,779.66	34,283.37	-3,503.71	-10.22	37,400.00
3125 Rentals-101/102/103/317/1108	50.00	2,755.00	-2,705.00	-98.19	9,900.00	30,305.00	-20,405.00	-67.33	33,060.00
3130 Late Fees	225.00	414.00	-189.00	-45.65	9,098.34	4,554.00	4,544.34	99.79	4,968.00
3137 FOBS (Medeco) Keys	500.00	1,130.33	-630.33	-55.77	6,870.00	12,433.63	-5,563.63	-44.75	13,564.00
3144 Parking - Contractor	919.00	1,454.42	-535.42	-36.81	11,027.00	15,998.62	-4,971.62	-31.08	17,453.00
3145 Parking - Valet	1,475.00	2,032.00	-557.00	-27.41	17,911.00	22,352.00	-4,441.00	-19.87	24,384.00
3146 Parking - Tickets	2,100.00	2,083.33	16.67	0.80	21,256.00	22,916.63	-1,660.63	-7.25	25,000.00
3147 Parking - Monthly	2,608.00	2,125.00	483.00	22.73	28,053.62	23,375.00	4,678.62	20.02	25,500.00
3150 Repairs/Work Orders/Emergen	531.00	0.00	531.00	0	12,553.47	0.00	12,553.47	0	0.00
3170 NSF Fees Recovered	0.00	45.00	-45.00	-100.0	650.00	495.00	155.00	31.31	540.00
3175 Condo Docs	100.00	41.67	58.33	139.9	500.00	458.37	41.63	9.08	500.00
3190 Copies/Fax/Stamps	50.00	91.58	-41.58	-45.40	796.31	1,007.38	-211.07	-20.95	1,099.00
3210 Application Fees	500.00	587.50	-87.50	-14.89	5,930.00	6,462.50	-532.50	-8.24	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	350.00	220.00	130.00	59.09	240.00
3215 Estoppel	450.00	475.00	-25.00	-5.26	6,400.00	5,225.00	1,175.00	22.49	5,700.00
3510 Laundry Income	1,018.00	966.67	51.33	5.31	10,667.07	10,633.37	33.70	0.32	11,600.00
3710 Recovered -Bad Debt	0.00	0.00	0.00	0	33,556.93	0.00	33,556.93	0	0.00
3711 Recovered Income-Sale of Unit	0.00	833.33	-833.33	-100.0	0.00	9,166.63	-9,166.63	-100.0	10,000.00
3712 Interest Income	269.22	277.58	-8.36	-3.01	2,290.89	3,053.38	-762.49	-24.97	3,331.00
3715 Misc. Income-Fines,Plaza Roo	623.40	433.33	190.07	43.86	3,573.42	4,766.63	-1,193.21	-25.03	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	31,592.62	32,382.41	-789.79	-2.44	4,950,265.41	4,700,326.51	249,938.90	5.32	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	2,125.00	1,833.33	-291.67	-15.91	29,600.00	20,166.63	-9,433.37	-46.78	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	-175.00	100.0	2,080.00	1,925.00	-155.00	-8.05	2,100.00
4008 Application / Screening - Unit	110.00	333.33	223.33	67.00	3,553.00	3,666.63	-113.63	-3.10	4,000.00
4010 Bad Debt/ Write Offs	0.00	7,500.00	-7,500.00	100.0	111,251.83	82,500.00	-28,751.83	-34.85	90,000.00
4012 Bank Charges	214.14	41.67	-172.47	-413.8	1,855.15	458.37	-1,396.78	-304.7	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	556.42	916.63	-360.21	-39.30	1,000.00
4025 Insurance-All Risk	-21,227.00	0.00	21,227.00	0	-25,895.89	0.00	25,895.89	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	-166.67	100.0	0.00	1,833.37	-1,833.37	100.0	2,000.00
4029 Legal - Unit Owner Fees	8,877.10	0.00	-8,877.10	0	60,477.98	0.00	-60,477.98	0	0.00
4030 Legal - Non recoverable Attorne	0.00	0.00	0.00	0	-784.00	0.00	784.00	0	0.00
4031 Legal- Recoverable Attorney Fe	2,010.50	7,000.00	-4,989.50	71.28	38,132.95	77,000.00	-38,867.05	-50.48	84,000.00
Legal Expense - Total	10,887.60	7,000.00	-3,887.60	-55.54	97,826.93	77,000.00	-20,826.93	-27.05	84,000.00
4033 Licenses, Fees & Permits	125.00	416.67	-291.67	70.00	3,961.07	4,583.37	-622.30	-13.58	5,000.00
4034 Maint Fees - Units104/1624	0.00	1,500.00	-1,500.00	100.0	19,812.33	16,500.00	-3,312.33	-20.07	18,000.00
4035 Misc. Office Soft	245.78	416.67	-170.89	41.01	3,405.23	4,583.37	-1,178.14	-25.70	5,000.00
4036 New Hire Fees	0.00	33.33	-33.33	100.0	6,977.00	366.63	-6,610.37	-1,803	400.00
4039 Office Expense Kitchen	49.92	166.67	-116.75	70.05	1,524.16	1,833.37	-309.21	-16.87	2,000.00
4042 Office Expenses Hard Goods	806.36	833.33	-26.97	3.24	12,197.96	9,166.63	-3,031.33	-33.07	10,000.00
4043 Office Expense - Computers	0.00	250.00	-250.00	100.0	5,555.29	2,750.00	-2,805.29	-102.0	3,000.00
Office Expense - Total	856.28	1,250.00	-393.72	31.50	19,277.41	13,750.00	-5,527.41	-40.20	15,000.00
4046 Postage & Delivery	200.00	500.00	-300.00	60.00	3,216.04	5,500.00	-2,283.96	-41.53	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	9,166.63	-4,302.84	-46.94	10,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	-166.67	100.0	3,498.72	1,833.37	-1,665.35	-90.84	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	16.73	208.33	-191.60	91.97	1,974.00	2,291.63	-317.63	-13.86	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	-166.67	100.0	674.41	1,833.37	-1,158.96	63.21	2,000.00
4109 Compactors	0.00	333.33	-333.33	100.0	1,048.53	3,666.63	-2,618.10	-71.40	4,000.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
August 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	2,000.00	4,583.37	2,583.37	56.36	5,000.00
4113 Fire Alarm System	0.00	33.33	33.33	100.0	1,427.19	366.63	-1,060.56	-289.2	400.00
4115 Gym Maintenance	985.50	333.33	-652.17	-195.6	3,672.50	3,666.63	-5.87	-0.16	4,000.00
4119 Pool Expense-Large Equipment	159.00	1,500.00	1,341.00	89.40	13,948.26	16,500.00	2,551.74	15.47	18,000.00
4121 Pool Towel Expense	-40.72	0.00	40.72	0	-786.10	0.00	786.10	0	0.00
4123 Pool Equipment Expense	0.00	0.00	0.00	0	426.68	0.00	-426.68	0	0.00
Pool Expense - Total	118.28	1,500.00	1,381.72	92.11	13,588.84	16,500.00	2,911.16	17.64	18,000.00
4127 Elevator Repair (begin use 10/0	530.00	1,416.67	886.67	62.59	555.00	15,583.37	15,028.37	96.44	17,000.00
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	596.93	458.37	-138.56	-30.23	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	3,666.63	3,666.63	100.0	4,000.00
4140 Parts & Supplies-Misc	7,785.79	4,333.33	-3,452.46	-79.67	71,952.09	47,666.63	-24,285.46	-50.95	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	12,037.54	8,333.33	-3,704.21	-44.45	104,337.53	91,666.63	-12,670.90	-13.82	100,000.00
Labor Contract - Total	12,037.54	8,333.33	-3,704.21	-44.45	109,497.57	91,666.63	-17,830.94	-19.45	100,000.00
4193 Supplies - Plumbing	0.00	0.00	0.00	0	63.29	0.00	-63.29	0	0.00
4197 Discounts Earned	-87.22	0.00	87.22	0	-1,097.74	0.00	1,097.74	0	0.00
Supplies - Total	7,698.57	4,333.33	-3,365.24	-77.66	70,917.64	47,666.63	-23,251.01	-48.78	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	6,475.00	2,009.50	-4,465.50	-222.2	25,523.00	22,104.50	-3,418.50	-15.47	24,114.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	28,800.00	26,400.00	-2,400.00	-9.09	28,800.00
4207 Copier/Rental - (was 4041)	539.13	400.00	-139.13	-34.78	7,563.11	4,400.00	-3,163.11	-71.89	4,800.00
4209 Fire Alarm	0.00	0.00	0.00	0	575.30	750.00	174.70	23.29	1,000.00
4210 Housekeeping Contract	11,350.31	11,000.00	-350.31	-3.18	124,444.50	121,000.00	-3,444.50	-2.85	132,000.00
4215 Landscaping Contract	1,241.00	1,333.33	92.33	6.92	16,153.53	14,666.63	-1,486.90	-10.14	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.33	-5,284.97	-38.20	217,319.42	152,166.63	-65,152.79	-42.82	166,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	5,486.30	4,125.00	-1,361.30	-33.00	4,500.00
4223 Phone Insurance Toshiba (was	152.85	125.00	-27.85	-22.28	1,370.85	1,375.00	4.15	0.30	1,500.00
4225 Security Contract	34,002.15	22,500.00	-11,502.15	-51.12	310,543.66	247,500.00	-63,043.66	-25.47	270,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	134,426.25	133,833.37	-592.88	-0.44	146,000.00
4230 Waste Removal Contract	5,240.69	4,969.00	-271.69	-5.47	62,914.88	54,659.00	-8,255.88	-15.10	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,740.00	4,400.00	660.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	4,583.37	4,583.37	100.0	5,000.00
4309 Fire Sprinkler Project	0.00	12,500.00	12,500.00	100.0	124,998.80	137,500.00	12,501.20	9.09	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	120.00	27,500.00	27,380.00	99.56	30,000.00
4321 Repair Concrete on Building W	207.96	1,666.67	1,458.71	87.52	11,807.96	18,333.37	6,525.41	35.59	20,000.00
4322 Chiller Replacement	0.00	13,334.08	13,334.08	100.0	19,075.00	146,674.88	127,599.88	87.00	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	45,833.37	45,833.37	100.0	50,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	5,840.99	6,875.00	1,034.01	15.04	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	139.20	0.00	-139.20	0	78,771.80	0.00	-78,771.80	0	0.00
4353 S/A - Generator Electrical Wirin	1,334.43	0.00	-1,334.43	0	98,050.84	0.00	-98,050.84	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	0.00	0.00	0.00	0	21,395.66	0.00	-21,395.66	0	0.00
4356 S/A - Generator Permit	0.00	0.00	0.00	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	161,856.05	0.00	-161,856.05	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	24,386.26	0.00	-24,386.26	0	0.00
4361 S/A - Water Well - Paving	0.00	0.00	0.00	0	58,116.30	0.00	-58,116.30	0	0.00
4362 S/A - Water Well - Site Work	0.00	0.00	0.00	0	4,561.13	0.00	-4,561.13	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	151.95	0.00	-151.95	0	62,038.47	0.00	-62,038.47	0	0.00
4368 S/A Bad Debt	0.00	0.00	0.00	0	3,064.91	0.00	-3,064.91	0	0.00
UTILITIES									
4405 Cable	16,141.66	14,441.67	-1,699.99	-11.77	169,781.10	158,858.37	-10,922.73	-6.88	173,300.00
4410 Electricity	32,426.78	31,666.67	-760.11	-2.40	301,017.16	348,333.37	47,316.21	13.58	380,000.00
4415 Gas	1,470.00	4,166.67	2,696.67	64.72	33,663.67	45,833.37	12,169.70	26.55	50,000.00
4416 Gas Transportation	0.00	1,666.67	1,666.67	100.0	14,815.94	18,333.37	3,517.43	19.19	20,000.00
Gas Expense - Total	1,470.00	5,833.34	4,363.34	74.80	48,479.61	64,166.74	15,687.13	24.45	70,000.00
4420 Telephone	443.25	433.33	-9.92	-2.29	5,434.99	4,766.63	-668.36	-14.02	5,200.00
4425 Water & Sewer	29,138.93	32,500.00	3,361.07	10.34	349,606.51	357,500.00	7,893.49	2.21	390,000.00

