

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

February-12

OPERATING INCOME RECEIVED AS OF FEBRUARY 29, 2012

Income Received	\$	80,918.66
Monthly Budgeted Amount	\$	32,382.41
YTD Income Received	\$	2,271,773.44
YTD Budgeted Amount	\$	2,333,972.05

OPERATING EXPENSES PAID AS OF FEBRUARY 29, 2012

Actual Expenses	\$	332,780.37
Monthly Budgeted Expenses	\$	377,184.10
YTD Actual Expenses	\$	2,122,983.32
YTD Budgeted Expenses	\$	1,991,670.50

BANK BALANCES AS OF FEBRUARY 29, 2012

Wells Fargo Money Market	\$	251,159.47
Wells Fargo - Special Assessment	\$	145,873.63
Wells Fargo - Operating	\$	39,586.66
Wells Fargo - Real Estate Savings	\$	162,230.17
Wells Fargo - Real Estate Checking	\$	108,135.46
Suntrust Escrow (Rentals)	\$	111,845.41
Banco Escrow (Contractor)	\$	16,588.44
Banco Small Expense	\$	2,921.25
Banco Money Market OP	\$	19,423.98
Banco MM Escrow (Rentals)	\$	2,220.45
Suntrust Signature Advantage	\$	27,036.36
Banco Operating	\$	2,402.83
Banco Payroll	\$	1,504.07
Suntrust Money Market	\$	109,814.85
Suntrust Payroll	\$	117,059.27
Suntrust - Fire Sprinkler/Alarm	\$	225,580.77
City Nat'l Bank Money Market	\$	200,711.47

DELINQUENCIES AS OF FEBRUARY 29, 2012

\$ 276,719.07

WRITE-OFF AMOUNT AS OF FEBRUARY 29, 2012

\$ 4,682.08

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	424,369.76	413,509.60	(10,860.16)
TOTAL BUILDING MAINTENANCE	83,979.79	87,249.95	3,270.16
TOTAL FIXED CONTRACTS	433,385.61	357,809.15	(75,576.46)
TOTAL PAYROLL, TAXES, BENEFITS	195,214.74	156,014.65	(39,200.09)
TOTAL SPECIAL PROJECTS	126,190.00	176,045.45	49,855.45
TOTAL UTILITIES	403,410.02	424,375.05	20,965.03
TOTAL LOAN INTEREST	326,042.88	276,666.65	(49,376.23)
TOTAL ADJUSTMENT (INS, ETC)	130,390.52	100,000.00	(30,390.52)
 TOTAL EXPENSES	<u>2,122,983.32</u>	<u>1,991,670.50</u>	<u>(131,312.82)</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)
February 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	53,834.88	0.00	53,834.88	0	2,144,233.93	2,172,060.00	-27,826.07	-1.28	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	43,750.00	-43,750.00	-100.0	105,000.00
3115 Legal/ Lien Fees	7,909.47	4,750.00	3,159.47	66.52	9,632.42	23,750.00	-14,117.58	-59.44	57,000.00
3121 Special Assessment 2011	2,303.03	0.00	2,303.03	0	260,341.34	0.00	260,341.34	0	0.00
3123 Storage	707.00	3,116.67	-2,409.67	-77.32	25,957.16	15,583.35	10,373.81	66.57	37,400.00
3125 Rentals-101/102/103/709/1108	4,700.00	2,755.00	1,945.00	70.60	7,685.95	13,775.00	-6,089.05	-44.20	33,060.00
3130 Late Fees	800.00	414.00	386.00	93.24	4,257.34	2,070.00	2,187.34	105.6	4,968.00
3135 Remotes	100.00	0.00	100.00	0	100.00	0.00	100.00	0	0.00
3137 FOBS (Medeco) Keys	335.00	1,130.33	-795.33	-70.36	3,135.00	5,651.65	-2,516.65	-44.53	13,564.00
3144 Parking - Contractor	1,061.50	1,454.42	-392.92	-27.02	5,963.00	7,272.10	-1,309.10	-18.00	17,453.00
3145 Parking - Valet	1,755.00	2,032.00	-277.00	-13.63	7,880.00	10,160.00	-2,280.00	-22.44	24,384.00
3146 Parking - Tickets	2,099.00	2,083.33	15.67	0.75	9,206.00	10,416.65	-1,210.65	-11.62	25,000.00
3147 Parking	3,433.10	2,125.00	1,308.10	61.56	13,379.62	10,625.00	2,754.62	25.93	25,500.00
3150 Repairs/Work Orders	734.00	0.00	734.00	0	3,854.84	0.00	3,854.84	0	0.00
3170 NSF Fees	100.00	45.00	55.00	122.2	331.00	225.00	106.00	47.11	540.00
3175 Condo Docs	50.00	41.67	8.33	19.99	100.00	208.35	-108.35	-52.00	500.00
3190 Copies/Fax/Stamps	44.64	91.58	-46.94	-51.26	416.34	457.90	-41.56	-9.08	1,099.00
3210 Application Fees	900.00	587.50	312.50	53.19	2,525.00	2,937.50	-412.50	-14.04	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	200.00	100.00	100.00	100.0	240.00
3215 Estoppel	750.00	475.00	275.00	57.89	2,500.00	2,375.00	125.00	5.26	5,700.00
3510 Laundry Income	1,400.00	966.67	433.33	44.83	5,067.37	4,833.35	234.02	4.84	11,600.00
3711 Recovered Income	0.00	833.33	-833.33	-100.0	0.00	4,166.65	-4,166.65	-100.0	10,000.00
3712 Interest Income	201.55	277.58	-76.03	-27.39	901.12	1,387.90	-486.78	-35.07	3,331.00
3715 Misc. Income	-35.97	433.33	-469.30	-108.3	2,277.70	2,166.65	111.05	5.13	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	83,182.20	32,382.41	50,799.79	156.8	2,532,075.33	2,333,972.05	198,103.28	8.49	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	12,190.00	1,833.33	-10,356.67	-564.9	17,850.00	9,166.65	-8,683.35	-94.73	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	875.00	-1,205.00	-137.7	2,100.00
4008 Application / Screening - Unit	674.00	333.33	-340.67	-102.2	1,628.00	1,666.65	38.65	2.32	4,000.00
4010 Bad Debt Expense	85.00	7,500.00	7,415.00	98.87	4,682.08	37,500.00	32,817.92	87.51	90,000.00
4012 Bank Charges	283.00	41.67	-241.33	-579.1	807.66	208.35	-599.31	-287.6	500.00
4014 Election Expense	465.68	0.00	-465.68	0	1,594.05	0.00	-1,594.05	0	0.00
4015 Employee Gas	0.00	83.33	83.33	100.0	463.93	416.65	-47.28	-11.35	1,000.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	920.50	0.00	-920.50	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
4029 Legal - Unit Owner Fees	5,925.60	0.00	-5,925.60	0	15,772.13	0.00	-15,772.13	0	0.00
4030 Legal - Non recoverable Attor	0.00	0.00	0.00	0	1,655.80	0.00	-1,655.80	0	0.00
4031 Legal/Professional Fees	589.50	7,000.00	6,410.50	91.58	23,282.55	35,000.00	11,717.45	33.48	84,000.00
Legal Expense - Total	6,515.10	7,000.00	484.90	6.93	40,710.48	35,000.00	-5,710.48	-16.32	84,000.00
4033 Licenses, Fees & Permits	-78.00	416.67	494.67	118.7	1,777.79	2,083.35	305.56	14.67	5,000.00
4034 Maint Fees - Units104/1624	0.00	1,500.00	1,500.00	100.0	11,011.70	7,500.00	-3,511.70	-46.82	18,000.00
4035 Misc. Administrative	372.79	416.67	43.88	10.53	2,327.83	2,083.35	-244.48	-11.73	5,000.00
4036 New Hire Fees	355.00	33.33	-321.67	-965.1	355.00	166.65	-188.35	-113.0	400.00
4039 Office Expense Kitchen	218.66	166.67	-51.99	-31.19	827.31	833.35	6.04	0.72	2,000.00
4042 Office Expenses	1,041.03	833.33	-207.70	-24.92	8,265.16	4,166.65	-4,098.51	-98.36	10,000.00
4043 Office Expense - Computers	382.50	250.00	-132.50	-53.00	3,632.75	1,250.00	-2,382.75	-190.6	3,000.00
Office Expense - Total	1,642.19	1,250.00	-392.19	-31.38	12,725.22	6,250.00	-6,475.22	-103.6	15,000.00
4046 Postage & Delivery	25.71	500.00	474.29	94.86	2,344.07	2,500.00	155.93	6.24	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	43.58	833.33	789.75	94.77	4,347.79	4,166.65	-181.14	-4.35	10,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	1,308.00	833.35	-474.65	-56.96	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	692.18	208.33	-483.85	-232.2	903.85	1,041.65	137.80	13.23	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	166.67	100.0	663.81	833.35	169.54	20.34	2,000.00
4109 Compactors	0.00	333.33	333.33	100.0	0.00	1,666.65	1,666.65	100.0	4,000.00

Budget Comparison Cash Flow (Cash)
2030 South Ocean Drive - (parker)
February 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	2,083.35	2,083.35	100.0	5,000.00
4113 Fire Alarm System	0.00	33.33	33.33	100.0	0.00	166.65	166.65	100.0	400.00
4115 Gym Maintenance	329.31	333.33	4.02	1.21	1,038.45	1,666.65	628.20	37.69	4,000.00
4119 Pool Maintenance Expense	0.00	1,500.00	1,500.00	100.0	8,480.73	7,500.00	-980.73	-13.08	18,000.00
4121 Pool Towel Expense	-257.56	0.00	257.56	0	-1,135.20	0.00	1,135.20	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	-257.56	1,500.00	1,757.56	117.1	7,854.33	7,500.00	-354.33	-4.72	18,000.00
4127 Elevator Repair (begin use 10/0	25.00	1,416.67	1,391.67	98.24	25.00	7,083.35	7,058.35	99.65	17,000.00
4129 Repairs - Chillers	0.00	0.00	0.00	0	-12.00	0.00	12.00	0	0.00
4131 Landscaping	0.00	0.00	0.00	0	600.00	0.00	-600.00	0	0.00
4133 Uniforms	60.00	41.67	-18.33	-43.99	543.93	208.35	-335.58	-161.0	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	1,666.65	1,666.65	100.0	4,000.00
4140 Parts & Supplies	7,621.02	4,333.33	-3,287.69	-75.87	28,906.73	21,666.65	-7,240.08	-33.42	52,000.00
4163 Labor Contract - Electrical	1,797.32	0.00	-1,797.32	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	12.72	0.00	-12.72	0	-7.28	0.00	7.28	0	0.00
4175 Labor Contract - Plumbing	3,400.00	0.00	-3,400.00	0	3,160.00	0.00	-3,160.00	0	0.00
4181 Labor Contract - Misc	-3,408.53	8,333.33	11,741.86	140.9	39,106.49	41,666.65	2,560.16	6.14	100,000.00
Labor Contract - Total	1,801.51	8,333.33	6,531.82	78.38	44,266.53	41,666.65	-2,599.88	-6.24	100,000.00
4197 Discounts Earned	-125.92	0.00	125.92	0	-366.63	0.00	366.63	0	0.00
Supplies - Total	7,495.10	4,333.33	-3,161.77	-72.96	28,540.10	21,666.65	-6,873.45	-31.72	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	6,286.50	2,009.50	-4,277.00	-212.8	12,573.00	10,047.50	-2,525.50	-25.14	24,114.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	14,400.00	12,000.00	-2,400.00	-20.00	28,800.00
4207 Copier/Rental - (was 4041)	535.89	400.00	-135.89	-33.97	4,315.16	2,000.00	-2,315.16	-115.7	4,800.00
4209 Fire Alarm	219.52	0.00	-219.52	0	432.23	250.00	-182.23	-72.89	1,000.00
4210 Housekeeping Contract	11,166.05	11,000.00	-166.05	-1.51	56,766.90	55,000.00	-1,766.90	-3.21	132,000.00
4215 Landscaping Contract	1,338.16	1,333.33	-4.83	-0.36	7,838.16	6,666.65	-1,171.51	-17.57	16,000.00
4217 Maintenance/Pool Contract	17,855.39	13,833.33	-4,022.06	-29.08	100,919.15	69,166.65	-31,752.50	-45.91	166,000.00
4220 Pest Control	153.70	375.00	221.30	59.01	4,818.50	1,875.00	-2,943.50	-156.9	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	609.00	625.00	16.00	2.56	1,500.00
4225 Security Contract	29,450.24	22,500.00	-6,950.24	-30.89	135,949.48	112,500.00	-23,449.48	-20.84	270,000.00
4229 Valet Contract	28,000.00	12,166.67	-15,833.33	-130.1	61,631.25	60,833.35	-797.90	-1.31	146,000.00
4230 Waste Removal Contract	10,481.38	4,969.00	-5,512.38	-110.9	31,470.94	24,845.00	-6,625.94	-26.67	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	1,700.00	2,000.00	300.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	2,083.35	2,083.35	100.0	5,000.00
4309 Fire Alarm Sprinkler Project	105.00	12,500.00	12,395.00	99.16	115,890.00	62,500.00	-53,390.00	-85.42	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	0.00	12,500.00	12,500.00	100.0	30,000.00
4321 Repair Concrete on Building W	10,300.00	1,666.67	-8,633.33	-518.0	10,300.00	8,333.35	-1,966.65	-23.60	20,000.00
4322 Chiller Replacement	0.00	13,334.08	13,334.08	100.0	0.00	66,670.40	66,670.40	100.0	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	20,833.35	20,833.35	100.0	50,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	3,125.00	3,125.00	100.0	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	766.70	0.00	-766.70	0	73,657.60	0.00	-73,657.60	0	0.00
4353 S/A - Generator Electrical Wirin	15,805.98	0.00	-15,805.98	0	28,735.31	0.00	-28,735.31	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	11,200.00	0.00	-11,200.00	0	0.00
4356 S/A - Generator Permit	0.00	0.00	0.00	0	4,517.52	0.00	-4,517.52	0	0.00
4358 S/A - Water Well - Plumbing	20,100.48	0.00	-20,100.48	0	149,577.50	0.00	-149,577.50	0	0.00
4359 S/A Water Well - Drilling	0.00	0.00	0.00	0	7,050.00	0.00	-7,050.00	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	54,366.30	0.00	-54,366.30	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	472.50	0.00	-472.50	0	958.70	0.00	-958.70	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	128.00	0.00	-128.00	0	61,886.52	0.00	-61,886.52	0	0.00
UTILITIES									
4405 Cable	30,734.68	14,441.67	-16,293.01	-112.8	92,170.08	72,208.35	-19,961.73	-27.64	173,300.00
4410 Electricity	25,401.70	31,666.67	6,264.97	19.78	143,745.84	158,333.35	14,587.51	9.21	380,000.00
4415 Gas	5,862.12	4,166.67	-1,695.45	-40.69	17,024.61	20,833.35	3,808.74	18.28	50,000.00
4416 Gas Transportation	1,674.56	1,666.67	-7.89	-0.47	7,833.79	8,333.35	499.56	5.99	20,000.00
Gas Expense - Total	7,536.68	5,833.34	-1,703.34	-29.20	24,858.40	29,166.70	4,308.30	14.77	70,000.00
4420 Telephone	31.05	433.33	402.28	92.83	1,778.73	2,166.65	387.92	17.90	5,200.00
4425 Water & Sewer	29,866.42	32,500.00	2,633.58	8.10	140,856.97	162,500.00	21,643.03	13.32	390,000.00

