

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

July-12

OPERATING INCOME RECEIVED AS OF JULY 31, 2012

Income Received	\$	1,114,298.74
Monthly Budgeted Amount	\$	1,118,412.41
YTD Income Received	\$	4,646,809.68
YTD Budgeted Amount	\$	4,667,944.10

OPERATING EXPENSES PAID AS OF JULY 31, 2012

Actual Expenses	\$	531,188.53
Monthly Budgeted Expenses	\$	427,184.10
YTD Actual Expenses	\$	4,232,166.02
YTD Budgeted Expenses	\$	3,978,091.00

BANK BALANCES AS OF JULY 31, 2012

Wells Fargo Money Market	\$	171,255.51
Wells Fargo - Special Assessment	\$	37,907.17
Wells Fargo - Operating	\$	554,663.10
Wells Fargo - RE Savings Frm Sale	\$	162,410.72
Wells Fargo - RE Checking Frm Sale	\$	85,923.35
Wells Fargo - Small Expense-Savings	\$	400.08
Wells Fargo - Small Expense-Operatir	\$	10,739.76
Suntrust Escrow (Rentals)	\$	119,347.83
Banco Escrow (Contractor)	\$	98,335.77
Banco Small Expense	\$	443.67
Banco Money Market OP	\$	19,460.57
Banco MM Escrow (Rentals)	\$	2,221.47
Suntrust Signature Recovery	\$	27,039.00
Banco Operating	\$	2,239.56
Banco Payroll	\$	1,504.20
Suntrust Money Market	\$	59,872.05
Suntrust Payroll	\$	87,827.15
Suntrust - Fire Sprinkler Recovery Acc	\$	275,730.43
City Nat'l Bank Money Market	\$	200,941.13

DELINQUENCIES AS OF JULY31, 2012

\$ 226,818.14

WRITE-OFF AMOUNT AS OF JULY 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	908,055.57	821,519.20	(86,536.37)
TOTAL BUILDING MAINTENANCE	185,070.70	174,499.90	(10,570.80)
TOTAL FIXED CONTRACTS	849,201.37	715,868.30	(133,333.07)
TOTAL PAYROLL, TAXES, BENEFITS	396,316.66	312,029.30	(84,287.36)
TOTAL SPECIAL PROJECTS	161,634.79	352,090.90	190,456.11
TOTAL UTILITIES	794,698.75	848,750.10	54,051.35
TOTAL LOAN INTEREST	646,154.05	553,333.30	(92,820.75)
TOTAL ADJUSTMENT (INS, ETC)	291,034.13	200,000.00	(91,034.13)
 TOTAL EXPENSES	 <u>4,232,166.02</u>	 <u>3,978,091.00</u>	 <u>(254,075.02)</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)
July 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	1,057,854.56	1,086,030.00	-28,175.44	-2.59	4,378,971.04	4,344,120.00	34,851.04	0.80	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	87,500.00	-87,500.00	-100.0	105,000.00
3115 Legal/ Lien Fees	2,330.00	4,750.00	-2,420.00	-50.95	45,095.35	47,500.00	-2,404.65	-5.06	57,000.00
3121 Special Assessment Recovery	1,581.02	0.00	1,581.02	0	271,863.11	0.00	271,863.11	0	0.00
3123 Storage	2,283.00	3,116.67	-833.67	-26.75	30,647.66	31,166.70	-519.04	-1.67	37,400.00
3125 Rentals-101/102/103/317/1108	1,526.44	2,755.00	-1,228.56	-44.59	9,850.00	27,550.00	-17,700.00	-64.25	33,060.00
3130 Late Fees	1,174.00	414.00	760.00	183.5	8,873.34	4,140.00	4,733.34	114.3	4,968.00
3137 FOBS (Medeco) Keys	1,100.00	1,130.33	-30.33	-2.68	6,370.00	11,303.30	-4,933.30	-43.64	13,564.00
3144 Parking - Contractor	968.00	1,454.42	-486.42	-33.44	10,108.00	14,544.20	-4,436.20	-30.50	17,453.00
3145 Parking - Valet	1,580.00	2,032.00	-452.00	-22.24	16,436.00	20,320.00	-3,884.00	-19.11	24,384.00
3146 Parking - Tickets	2,400.00	2,083.33	316.67	15.20	19,156.00	20,833.30	-1,677.30	-8.05	25,000.00
3147 Parking - Monthly	2,929.75	2,125.00	804.75	37.87	25,445.62	21,250.00	4,195.62	19.74	25,500.00
3150 Repairs/Work Orders/Emergen	4,283.99	0.00	4,283.99	0	12,022.47	0.00	12,022.47	0	0.00
3170 NSF Fees Recovered	150.00	45.00	105.00	233.3	650.00	450.00	200.00	44.44	540.00
3175 Condo Docs	100.00	41.67	58.33	139.9	400.00	416.70	-16.70	-4.01	500.00
3190 Copies/Fax/Stamps	2.00	91.58	-89.58	-97.82	746.31	915.80	-169.49	-18.51	1,099.00
3210 Application Fees	1,000.00	587.50	412.50	70.21	5,430.00	5,875.00	-445.00	-7.57	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	350.00	200.00	150.00	75.00	240.00
3215 Estoppel	750.00	475.00	275.00	57.89	5,950.00	4,750.00	1,200.00	25.26	5,700.00
3510 Laundry Income	5.00	966.67	-961.67	-99.48	9,649.07	9,666.70	-17.63	-0.18	11,600.00
3710 Recovered -Bad Debt	33,556.93	0.00	33,556.93	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	8,333.30	-8,333.30	-100.0	10,000.00
3712 Interest Income	202.67	277.58	-74.91	-26.99	2,021.67	2,775.80	-754.13	-27.17	3,331.00
3715 Misc. Income-Fines,Plaza Roo	102.40	433.33	-330.93	-76.37	2,950.02	4,333.30	-1,383.28	-31.92	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	1,115,879.76	1,118,412.41	-2,532.65	-0.23	4,918,672.79	4,667,944.10	250,728.69	5.37	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	1,833.33	1,833.33	100.0	27,475.00	18,333.30	9,141.70	-49.86	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	1,750.00	330.00	-18.86	2,100.00
4008 Application / Screening - Unit	506.00	333.33	172.67	-51.80	3,443.00	3,333.30	109.70	-3.29	4,000.00
4010 Bad Debt/ Write Offs	0.00	7,500.00	7,500.00	100.0	111,251.83	75,000.00	36,251.83	-48.34	90,000.00
4012 Bank Charges	231.12	41.67	189.45	-454.6	1,641.01	416.70	1,224.31	-293.8	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	27.77	83.33	55.56	66.67	556.42	833.30	276.88	33.23	1,000.00
4025 Insurance-All Risk	0.00	0.00	0.00	0	4,668.89	0.00	4,668.89	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	1,666.70	1,666.70	100.0	2,000.00
4029 Legal - Unit Owner Fees	5,380.12	0.00	5,380.12	0	51,600.88	0.00	51,600.88	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	1,537.05	7,000.00	5,462.95	78.04	36,122.45	70,000.00	33,877.55	48.40	84,000.00
Legal Expense - Total	6,917.17	7,000.00	82.83	1.18	86,939.33	70,000.00	16,939.33	-24.20	84,000.00
4033 Licenses, Fees & Permits	0.00	416.67	416.67	100.0	3,836.07	4,166.70	330.63	7.94	5,000.00
4034 Maint Fees - Units104/1624	2,336.00	1,500.00	836.00	-55.73	19,812.33	15,000.00	4,812.33	-32.08	18,000.00
4035 Misc. Office Soft	20.74	416.67	395.93	95.02	3,159.45	4,166.70	1,007.25	24.17	5,000.00
4036 New Hire Fees	0.00	33.33	33.33	100.0	6,977.00	333.30	6,643.70	-1,993	400.00
4039 Office Expense Kitchen	225.78	166.67	59.11	-35.47	1,474.24	1,666.70	192.46	11.55	2,000.00
4042 Office Expenses Hard Goods	618.39	833.33	214.94	25.79	11,391.60	8,333.30	3,058.30	-36.70	10,000.00
4043 Office Expense - Computers	867.93	250.00	617.93	-247.1	5,555.29	2,500.00	3,055.29	-122.2	3,000.00
Office Expense - Total	1,712.10	1,250.00	462.10	-36.97	18,421.13	12,500.00	5,921.13	-47.37	15,000.00
4046 Postage & Delivery	284.69	500.00	215.31	43.06	3,016.04	5,000.00	1,983.96	39.68	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	8,333.30	3,469.51	41.63	10,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	3,498.72	1,666.70	1,832.02	-109.9	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	254.63	208.33	46.30	-22.22	1,957.27	2,083.30	126.03	6.05	2,500.00
4105 Cleaning Supplies - Paper	10.60	166.67	156.07	93.64	674.41	1,666.70	992.29	59.54	2,000.00
4109 Compactors	7.03	333.33	326.30	97.89	1,048.53	3,333.30	2,284.77	68.54	4,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4111 Electrical Room	2,000.00	416.67	-1,583.33	-380.0	2,000.00	4,166.70	2,166.70	52.00	5,000.00
4113 Fire Alarm System	777.19	33.33	-743.86	-2,231	1,427.19	333.30	-1,093.89	-328.2	400.00
4115 Gym Maintenance	0.00	333.33	333.33	100.0	2,687.00	3,333.30	646.30	19.39	4,000.00
4119 Pool Expense-Large Equipment	743.23	1,500.00	756.77	50.45	13,789.26	15,000.00	1,210.74	8.07	18,000.00
4121 Pool Towel Expense	-391.36	0.00	391.36	0	-745.38	0.00	745.38	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	351.87	1,500.00	1,148.13	76.54	13,470.56	15,000.00	1,529.44	10.20	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	25.00	14,166.70	14,141.70	99.82	17,000.00
4131 Landscaping	0.00	0.00	0.00	0	600.00	0.00	-600.00	0	0.00
4133 Uniforms	10.60	41.67	31.07	74.56	596.93	416.70	-180.23	-43.25	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	3,333.30	3,333.30	100.0	4,000.00
4140 Parts & Supplies-Misc	9,583.48	4,333.33	-5,250.15	-121.1	64,766.30	43,333.30	-21,433.00	-49.46	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	8,337.04	8,333.33	-3.71	-0.04	91,699.99	83,333.30	-8,366.69	-10.04	100,000.00
4182 Labor Contract -Pool/Contr/Mai	-271.36	0.00	271.36	0	0.00	0.00	0.00	0	0.00
Labor Contract - Total	8,065.68	8,333.33	267.65	3.21	96,860.03	83,333.30	-13,526.73	-16.23	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	-38.54	0.00	38.54	0	-1,010.52	0.00	1,010.52	0	0.00
Supplies - Total	9,544.94	4,333.33	-5,211.61	-120.2	63,819.07	43,333.30	-20,485.77	-47.27	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	6,475.00	2,009.50	-4,465.50	-222.2	19,048.00	20,095.00	1,047.00	5.21	24,114.00
4205 Elevator Contract	7,200.00	2,400.00	-4,800.00	-200.0	28,800.00	24,000.00	-4,800.00	-20.00	28,800.00
4207 Copier/Rental - (was 4041)	545.33	400.00	-145.33	-36.33	7,023.98	4,000.00	-3,023.98	-75.60	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	113,094.19	110,000.00	-3,094.19	-2.81	132,000.00
4215 Landscaping Contract	2,482.00	1,333.33	-1,148.67	-86.15	14,912.53	13,333.30	-1,579.23	-11.84	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.33	-5,284.97	-38.20	198,201.12	138,333.30	-59,867.82	-43.28	166,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	5,486.30	3,750.00	-1,736.30	-46.30	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	1,218.00	1,250.00	32.00	2.56	1,500.00
4225 Security Contract	24,404.38	22,500.00	-1,904.38	-8.46	276,541.51	225,000.00	-51,541.51	-22.91	270,000.00
4229 Valet Contract	16,795.00	12,166.67	-4,628.33	-38.04	123,226.25	121,666.70	-1,559.55	-1.28	146,000.00
4230 Waste Removal Contract	5,240.49	4,969.00	-271.49	-5.46	57,674.19	49,690.00	-7,984.19	-16.07	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,400.00	4,000.00	600.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	4,166.70	4,166.70	100.0	5,000.00
4309 Fire Sprinkler Project	0.00	12,500.00	12,500.00	100.0	124,998.80	125,000.00	1.20	0.00	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	120.00	25,000.00	24,880.00	99.52	30,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	11,600.00	16,666.70	5,066.70	30.40	20,000.00
4322 Chiller Replacement	9,575.00	13,334.08	3,759.08	28.19	19,075.00	133,340.80	114,265.80	85.69	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	41,666.70	41,666.70	100.0	50,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	5,840.99	6,250.00	409.01	6.54	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	0.00	0.00	0.00	0	78,632.60	0.00	-78,632.60	0	0.00
4353 S/A - Generator Electrical Wirin	3,373.93	0.00	-3,373.93	0	96,716.41	0.00	-96,716.41	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	309.22	0.00	-309.22	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	634.09	0.00	-634.09	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	0.00	0.00	0.00	0	61,886.52	0.00	-61,886.52	0	0.00
4368 S/A Bad Debt	-1,520.68	0.00	1,520.68	0	3,064.91	0.00	-3,064.91	0	0.00
UTILITIES									
4405 Cable	15,367.34	14,441.67	-925.67	-6.41	153,639.44	144,416.70	-9,222.74	-6.39	173,300.00
4410 Electricity	30,382.75	31,666.67	1,283.92	4.05	268,590.38	316,666.70	48,076.32	15.18	380,000.00
4415 Gas	4,742.94	4,166.67	-576.27	-13.83	32,193.67	41,666.70	9,473.03	22.74	50,000.00
4416 Gas Transportation	1,054.72	1,666.67	611.95	36.72	14,815.94	16,666.70	1,850.76	11.10	20,000.00
Gas Expense - Total	5,797.66	5,833.34	35.68	0.61	47,009.61	58,333.40	11,323.79	19.41	70,000.00
4420 Telephone	426.76	433.33	6.57	1.52	4,991.74	4,333.30	-658.44	-15.19	5,200.00

