

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*June-12*

OPERATING INCOME RECEIVED AS OF JUNE 30, 2012

Income Received	\$	44,712.90
Monthly Budgeted Amount	\$	32,382.41
YTD Income Received	\$	3,532,510.94
YTD Budgeted Amount	\$	3,549,531.69

OPERATING EXPENSES PAID AS OF JUNE 30, 2012

Actual Expenses	\$	457,669.88
Monthly Budgeted Expenses	\$	377,434.10
YTD Actual Expenses	\$	3,700,977.49
YTD Budgeted Expenses	\$	3,550,906.90

BANK BALANCES AS OF JUNE 30, 2012

Wells Fargo Money Market	\$	171,226.42
Wells Fargo - Special Assessment	\$	38,985.51
Wells Fargo - Operating	\$	74,080.37
Wells Fargo - RE Savings Frm Sale	\$	162,383.14
Wells Fargo - RE Checking Frm Sale	\$	95,423.35
Wells Fargo - Small Expense-Savings	\$	300.04
Wells Fargo - Small Expense-Operati	\$	10,849.76
Suntrust Escrow (Rentals)	\$	114,618.12
Banco Escrow (Contractor)	\$	87,176.83
Banco Small Expense	\$	443.66
Banco Money Market OP	\$	19,452.92
Banco MM Escrow (Rentals)	\$	2,221.26
Suntrust Signature Recovery	\$	27,037.86
Banco Operating	\$	2,326.93
Banco Payroll	\$	1,504.17
Suntrust Money Market	\$	59,864.44
Suntrust Payroll	\$	34,411.26
Suntrust - Fire Sprinkler Recovery Acc	\$	275,695.81
City Nat'l Bank Money Market	\$	200,941.13

DELINQUENCIES AS OF JUNE 30, 2012

\$ 159,696.06

WRITE-OFF AMOUNT AS OF JUNE 30, 2012

\$ 111,251.86

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	823,695.29	739,917.28	(83,778.01)
TOTAL BUILDING MAINTENANCE	164,048.16	157,049.91	(6,998.25)
TOTAL FIXED CONTRACTS	754,906.16	644,356.47	(110,549.69)
TOTAL PAYROLL, TAXES, BENEFITS	343,376.50	280,826.37	(62,550.13)
TOTAL SPECIAL PROJECTS	152,059.79	316,881.81	164,822.02
TOTAL UTILITIES	711,705.79	763,875.09	52,169.30
TOTAL LOAN INTEREST	509,996.72	497,999.97	(11,996.75)
TOTAL ADJUSTMENT (INS, ETC)	241,189.08	150,000.00	(91,189.08)
 TOTAL EXPENSES	 <u>3,700,977.49</u>	 <u>3,550,906.90</u>	 <u>(150,070.59)</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)  
June 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
<b>INCOME</b>									
3110 Maintenance Income	25,394.44	0.00	25,394.44	0	3,321,116.48	3,258,090.00	63,026.48	1.93	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	78,750.00	-78,750.00	-100.0	105,000.00
3115 Legal/ Lien Fees	4,681.75	4,750.00	-68.25	-1.44	42,765.35	42,750.00	15.35	0.04	57,000.00
3121 Special Assessment Recovery	2,159.34	0.00	2,159.34	0	270,282.09	0.00	270,282.09	0	0.00
3123 Storage	699.50	3,116.67	-2,417.17	-77.56	28,364.66	28,050.03	314.63	1.12	37,400.00
3125 Rentals-101/102/103/317/1108	3,223.56	2,755.00	468.56	17.01	8,323.56	24,795.00	-16,471.44	-66.43	33,060.00
3130 Late Fees	450.00	414.00	36.00	8.70	7,699.34	3,726.00	3,973.34	106.6	4,968.00
3135 Remotes	-200.00	0.00	-200.00	0	0.00	0.00	0.00	0	0.00
3137 FOBS (Medeco) Keys	535.00	1,130.33	-595.33	-52.67	5,270.00	10,172.97	-4,902.97	-48.20	13,564.00
3144 Parking - Contractor	898.00	1,454.42	-556.42	-38.26	9,140.00	13,089.78	-3,949.78	-30.17	17,453.00
3145 Parking - Valet	1,030.00	2,032.00	-1,002.00	-49.31	14,856.00	18,288.00	-3,432.00	-18.77	24,384.00
3146 Parking - Tickets	2,100.00	2,083.33	16.67	0.80	16,756.00	18,749.97	-1,993.97	-10.63	25,000.00
3147 Parking - Monthly	2,128.50	2,125.00	3.50	0.16	22,515.87	19,125.00	3,390.87	17.73	25,500.00
3150 Repairs/Work Orders/Emergen	1,565.00	0.00	1,565.00	0	7,738.48	0.00	7,738.48	0	0.00
3170 NSF Fees Recovered	50.00	45.00	5.00	11.11	500.00	405.00	95.00	23.46	540.00
3175 Condo Docs	50.00	41.67	8.33	19.99	300.00	375.03	-75.03	-20.01	500.00
3190 Copies/Fax/Stamps	40.00	91.58	-51.58	-56.32	744.31	824.22	-79.91	-9.70	1,099.00
3210 Application Fees	200.00	587.50	-387.50	-65.96	4,430.00	5,287.50	-857.50	-16.22	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	350.00	180.00	170.00	94.44	240.00
3215 Estoppel	600.00	475.00	125.00	26.32	5,200.00	4,275.00	925.00	21.64	5,700.00
3510 Laundry Income	1,019.50	966.67	52.83	5.47	9,644.07	8,700.03	944.04	10.85	11,600.00
3711 Recovered Income-Sale of Unit	0.00	833.33	-833.33	-100.0	0.00	7,499.97	-7,499.97	-100.0	10,000.00
3712 Interest Income-Bank	245.25	277.58	-32.33	-11.65	1,819.00	2,498.22	-679.22	-27.19	3,331.00
3715 Misc. Income-Fines, Plaza Roo	2.40	433.33	-430.93	-99.45	2,847.62	3,899.97	-1,052.35	-26.98	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
<b>TOTAL INCOME</b>	<b>46,872.24</b>	<b>32,382.41</b>	<b>14,489.83</b>	<b>44.75</b>	<b>3,802,793.03</b>	<b>3,549,531.69</b>	<b>253,261.34</b>	<b>7.14</b>	<b>4,732,709.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	1,590.00	1,833.33	243.33	13.27	27,475.00	16,499.97	-10,975.03	-66.52	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	1,575.00	-505.00	-32.06	2,100.00
4008 Application / Screening - Unit	135.00	333.33	198.33	59.50	2,937.00	2,999.97	62.97	2.10	4,000.00
4010 Bad Debt/ Write Offs	19,455.34	7,500.00	-11,955.34	-159.4	111,251.83	67,500.00	-43,751.83	-64.82	90,000.00
4012 Bank Charges	23.48	41.67	18.19	43.65	1,409.89	375.03	-1,034.86	-275.9	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	64.72	83.33	18.61	22.33	528.65	749.97	221.32	29.51	1,000.00
4025 Insurance-All Risk	70.88	0.00	-70.88	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	1,500.03	1,500.03	100.0	2,000.00
4029 Legal - Unit Owner Fees	2,778.60	0.00	-2,778.60	0	46,220.76	0.00	-46,220.76	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	-160.60	7,000.00	7,160.60	102.2	34,585.40	63,000.00	28,414.60	45.10	84,000.00
Legal Expense - Total	2,618.00	7,000.00	4,382.00	62.60	80,022.16	63,000.00	-17,022.16	-27.02	84,000.00
4033 Licenses, Fees & Permits	144.85	416.67	271.82	65.24	3,836.07	3,750.03	-86.04	-2.29	5,000.00
4034 Maint Fees - Units104/1624	0.00	1,500.00	1,500.00	100.0	17,476.33	13,500.00	-3,976.33	-29.45	18,000.00
4035 Misc. Office Soft	-500.00	416.67	916.67	220.0	3,138.71	3,750.03	611.32	16.30	5,000.00
4036 New Hire Fees	75.00	33.33	-41.67	-125.0	6,977.00	299.97	-6,677.03	-2,225	400.00
4039 Office Expense Kitchen	77.09	166.67	89.58	53.75	1,248.46	1,500.03	251.57	16.77	2,000.00
4042 Office Expenses Hard Goods	774.14	833.33	59.19	7.10	10,773.21	7,499.97	-3,273.24	-43.64	10,000.00
4043 Office Expense - Computers	42.50	250.00	207.50	83.00	4,687.36	2,250.00	-2,437.36	-108.3	3,000.00
Office Expense - Total	893.73	1,250.00	356.27	28.50	16,709.03	11,250.00	-5,459.03	-48.52	15,000.00
4046 Postage & Delivery	100.00	500.00	400.00	80.00	2,731.35	4,500.00	1,768.65	39.30	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	7,499.97	2,636.18	35.15	10,000.00
4056 Walkie-Talkies/Radios	23.49	166.67	143.18	85.91	3,498.72	1,500.03	-1,998.69	-133.2	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	1,702.64	1,874.97	172.33	9.19	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	166.67	100.0	663.81	1,500.03	836.22	55.75	2,000.00
4109 Compactors	0.00	333.33	333.33	100.0	1,041.50	2,999.97	1,958.47	65.28	4,000.00

**Budget Comparison Cash Flow (Cash)**  
**2030 South Ocean Drive - (parker)**  
**June 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	3,750.03	3,750.03	100.0	5,000.00
4113 Fire Alarm System	650.00	33.33	-616.67	-1,850	650.00	299.97	-350.03	-116.6	400.00
4115 Gym Maintenance	1,236.61	333.33	-903.28	-270.9	2,687.00	2,999.97	312.97	10.43	4,000.00
4119 Pool Expense-Large Equipment	0.00	1,500.00	1,500.00	100.0	13,046.03	13,500.00	453.97	3.36	18,000.00
4121 Pool Towel Expense	-130.00	0.00	130.00	0	-354.02	0.00	354.02	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	-130.00	1,500.00	1,630.00	108.6	13,118.69	13,500.00	381.31	2.82	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	25.00	12,750.03	12,725.03	99.80	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	586.33	375.03	-211.30	-56.34	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	2,999.97	2,999.97	100.0	4,000.00
4140 Parts & Supplies-Misc	6,918.11	4,333.33	-2,584.78	-59.65	55,182.82	38,999.97	-16,182.85	-41.49	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	32,273.13	8,333.33	-23,939.80	-287.2	83,362.95	74,999.97	-8,362.98	-11.15	100,000.00
4182 Labor Contract -Pool/Contr/Mai	0.00	0.00	0.00	0	271.36	0.00	-271.36	0	0.00
Labor Contract - Total	32,273.13	8,333.33	-23,939.80	-287.2	88,794.35	74,999.97	-13,794.38	-18.39	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	-89.85	0.00	89.85	0	-971.98	0.00	971.98	0	0.00
Supplies - Total	6,828.26	4,333.33	-2,494.93	-57.58	54,274.13	38,999.97	-15,274.16	-39.16	52,000.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	0.00	2,009.50	2,009.50	100.0	12,573.00	18,085.50	5,512.50	30.48	24,114.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	21,600.00	21,600.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	543.80	400.00	-143.80	-35.95	6,478.65	3,600.00	-2,878.65	-79.96	4,800.00
4209 Fire Alarm	0.00	250.00	250.00	100.0	575.30	750.00	174.70	23.29	1,000.00
4210 Housekeeping Contract	11,350.31	11,000.00	-350.31	-3.18	101,743.88	99,000.00	-2,743.88	-2.77	132,000.00
4215 Landscaping Contract	470.40	1,333.33	862.93	64.72	12,430.53	11,999.97	-430.56	-3.59	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.33	-5,284.97	-38.20	179,082.82	124,499.97	-54,582.85	-43.84	166,000.00
4220 Pest Control	0.00	375.00	375.00	100.0	5,263.70	3,375.00	-1,888.70	-55.96	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	1,096.20	1,125.00	28.80	2.56	1,500.00
4225 Security Contract	25,643.52	22,500.00	-3,143.52	-13.97	252,137.13	202,500.00	-49,637.13	-24.51	270,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	106,431.25	109,500.03	3,068.78	2.80	146,000.00
4230 Waste Removal Contract	5,240.69	4,969.00	-271.69	-5.47	52,433.70	44,721.00	-7,712.70	-17.25	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	3,060.00	3,600.00	540.00	15.00	4,800.00
<b>SPECIAL PROJECTS</b>									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	3,750.03	3,750.03	100.0	5,000.00
4309 Fire Sprinkler Project	5,000.00	12,500.00	7,500.00	60.00	124,998.80	112,500.00	-12,498.80	-11.11	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	120.00	22,500.00	22,380.00	99.47	30,000.00
4321 Repair Concrete on Building W	500.00	1,666.67	1,166.67	70.00	11,600.00	15,000.03	3,400.03	22.67	20,000.00
4322 Chiller Replacement	9,500.00	13,334.08	3,834.08	28.75	9,500.00	120,006.72	110,506.72	92.08	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	37,500.03	37,500.03	100.0	50,000.00
4331 Roof Repair	3,273.70	625.00	-2,648.70	-423.7	5,840.99	5,625.00	-215.99	-3.84	7,500.00
<b>SPECIAL ASSESSMENT</b>									
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	3,358.25	0.00	-3,358.25	0	93,342.48	0.00	-93,342.48	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	3,273.86	0.00	-3,273.86	0	161,546.83	0.00	-161,546.83	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	75.94	0.00	-75.94	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	1,636.68	0.00	-1,636.68	0	3,927.04	0.00	-3,927.04	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	0.00	0.00	0.00	0	4,585.59	0.00	-4,585.59	0	0.00
<b>UTILITIES</b>									
4405 Cable	0.00	14,441.67	14,441.67	100.0	138,272.10	129,975.03	-8,297.07	-6.38	173,300.00
4410 Electricity	28,782.31	31,666.67	2,884.36	9.11	238,207.63	285,000.03	46,792.40	16.42	380,000.00
4415 Gas	3,010.56	4,166.67	1,156.11	27.75	27,450.73	37,500.03	10,049.30	26.80	50,000.00
4416 Gas Transportation	1,216.08	1,666.67	450.59	27.04	13,761.22	15,000.03	1,238.81	8.26	20,000.00
Gas Expense - Total	4,226.64	5,833.34	1,606.70	27.54	41,211.95	52,500.06	11,288.11	21.50	70,000.00
4420 Telephone	476.78	433.33	-43.45	-10.03	4,564.98	3,899.97	-665.01	-17.05	5,200.00

