

Condominium Association of Parker Plaza Estates, Inc.

*Treasurer's Report*

*March-12*

OPERATING INCOME RECEIVED AS OF MARCH 31, 2012

Income Received	\$	80,918.66
Monthly Budgeted Amount	\$	32,382.41
YTD Income Received	\$	2,303,722.73
YTD Budgeted Amount	\$	2,366,354.46

OPERATING EXPENSES PAID AS OF MARCH 31, 2012

Actual Expenses	\$	295,020.08
Monthly Budgeted Expenses	\$	345,051.69
YTD Actual Expenses	\$	2,420,613.19
YTD Budgeted Expenses	\$	2,369,104.60

BANK BALANCES AS OF MARCH 31, 2012

Wells Fargo Money Market	\$	68,146.11
Wells Fargo - Special Assessment	\$	115,817.78
Wells Fargo - Operating	\$	2,727.36
Wells Fargo - Real Estate Savings	\$	162,292.18
Wells Fargo - Real Estate Checking	\$	107,607.09
Suntrust Escrow (Rentals)	\$	115,284.58
Banco Escrow (Contractor)	\$	39,669.47
Banco Small Expense	\$	76.34
Banco Money Market OP	\$	19,431.15
Banco MM Escrow (Rentals)	\$	2,220.65
Suntrust Signature Advantage	\$	27,036.50
Banco Operating	\$	2,326.82
Banco Payroll	\$	1,504.10
Suntrust Money Market	\$	109,828.80
Suntrust Payroll	\$	86,873.31
Suntrust - Fire Sprinkler/Alarm	\$	225,608.43
City Nat'l Bank Money Market	\$	200,768.39

DELINQUENCIES AS OF MARCH 31, 2012

\$ 250,533.76

WRITE-OFF AMOUNT AS OF MARCH 31, 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	526,444.16	495,111.52	(31,332.64)
TOTAL BUILDING MAINTENANCE	92,386.96	104,699.94	12,312.98
TOTAL FIXED CONTRACTS	525,641.73	429,570.98	(96,070.75)
TOTAL PAYROLL, TAXES, BENEFITS	229,468.14	187,217.58	(42,250.56)
TOTAL SPECIAL PROJECTS	128,198.06	211,254.54	83,056.48
TOTAL UTILITIES	462,073.08	509,250.06	47,176.98
TOTAL LOAN INTEREST	326,042.88	331,999.98	5,957.10
TOTAL ADJUSTMENT (INS, ETC)	130,358.18	100,000.00	(30,358.18)
TOTAL EXPENSES	<u>2,420,613.19</u>	<u>2,369,104.60</u>	<u>(51,508.59)</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)  
March 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	21,625.00	0.00	21,625.00	0	2,165,858.93	2,172,060.00	-6,201.07	-0.29	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	52,500.00	-52,500.00	-100.0	105,000.00
3115 Legal/ Lien Fees	2,214.79	4,750.00	-2,535.21	-53.37	11,847.21	28,500.00	-16,652.79	-58.43	57,000.00
3121 Special Assessment 2011	1,500.00	0.00	1,500.00	0	261,841.34	0.00	261,841.34	0	0.00
3123 Storage	1,259.00	3,116.67	-1,857.67	-59.60	27,216.16	18,700.02	8,516.14	45.54	37,400.00
3125 Rentals-101/102/103/709/1108	-6,243.79	2,755.00	-8,998.79	-326.6	1,442.16	16,530.00	-15,087.84	-91.28	33,060.00
3130 Late Fees	375.00	414.00	-39.00	-9.42	4,632.34	2,484.00	2,148.34	86.49	4,968.00
3135 Remotes	100.00	0.00	100.00	0	200.00	0.00	200.00	0	0.00
3137 FOBS (Medeco) Keys	600.00	1,130.33	-530.33	-46.92	3,735.00	6,781.98	-3,046.98	-44.93	13,564.00
3144 Parking - Contractor	809.00	1,454.42	-645.42	-44.38	6,772.00	8,726.52	-1,954.52	-22.40	17,453.00
3145 Parking - Valet	2,108.00	2,032.00	76.00	3.74	9,988.00	12,192.00	-2,204.00	-18.08	24,384.00
3146 Parking - Tickets	2,780.00	2,083.33	696.67	33.44	11,986.00	12,499.98	-513.98	-4.11	25,000.00
3147 Parking	1,790.25	2,125.00	-334.75	-15.75	15,169.87	12,750.00	2,419.87	18.98	25,500.00
3150 Repairs/Work Orders	293.00	0.00	293.00	0	4,147.84	0.00	4,147.84	0	0.00
3170 NSF Fees	0.00	45.00	-45.00	-100.0	331.00	270.00	61.00	22.59	540.00
3175 Condo Docs	150.00	41.67	108.33	259.9	250.00	250.02	-0.02	-0.01	500.00
3190 Copies/Fax/Stamps	147.12	91.58	55.54	60.65	563.46	549.48	13.98	2.54	1,099.00
3210 Application Fees	825.00	587.50	237.50	40.43	3,350.00	3,525.00	-175.00	-4.96	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	200.00	120.00	80.00	66.67	240.00
3215 Estoppel	450.00	475.00	-25.00	-5.26	2,950.00	2,850.00	100.00	3.51	5,700.00
3510 Laundry Income	2,418.00	966.67	1,451.33	150.1	7,485.37	5,800.02	1,685.35	29.06	11,600.00
3711 Recovered Income	0.00	833.33	-833.33	-100.0	0.00	4,999.98	-4,999.98	-100.0	10,000.00
3712 Interest Income	229.97	277.58	-47.61	-17.15	1,131.09	1,665.48	-534.39	-32.09	3,331.00
3715 Misc. Income	58.40	433.33	-374.93	-86.52	2,336.10	2,599.98	-263.88	-10.15	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>33,488.74</b>	<b>32,382.41</b>	<b>1,106.33</b>	<b>3.42</b>	<b>2,565,564.07</b>	<b>2,366,354.46</b>	<b>199,209.61</b>	<b>8.42</b>	<b>4,732,709.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE</b>									
4005 Accounting	4,305.00	1,833.33	-2,471.67	-134.8	22,155.00	10,999.98	-11,155.02	-101.4	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	1,050.00	-1,030.00	-98.10	2,100.00
4008 Application / Screening - Unit	753.00	333.33	-419.67	-125.9	2,381.00	1,999.98	-381.02	-19.05	4,000.00
4010 Bad Debt Expense	0.00	7,500.00	-7,500.00	100.0	4,682.08	45,000.00	40,317.92	89.60	90,000.00
4012 Bank Charges	154.56	41.67	-112.89	-270.9	962.22	250.02	-712.20	-284.8	500.00
4014 Election Expense	2,420.16	0.00	-2,420.16	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	499.98	36.05	7.21	1,000.00
4025 Insurance-All Risk	-4,765.08	0.00	4,765.08	0	-3,844.58	0.00	3,844.58	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	1,000.02	1,000.02	100.0	2,000.00
4029 Legal - Unit Owner Fees	13,528.07	0.00	-13,528.07	0	29,300.20	0.00	-29,300.20	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	6,603.50	7,000.00	396.50	5.66	29,886.05	42,000.00	12,113.95	28.84	84,000.00
Legal Expense - Total	20,131.57	7,000.00	-13,131.57	-187.5	60,842.05	42,000.00	-18,842.05	-44.86	84,000.00
4033 Licenses, Fees & Permits	65.00	416.67	351.67	84.40	1,842.79	2,500.02	657.23	26.29	5,000.00
4034 Maint Fees - Units104/1624	79.37	1,500.00	1,420.63	94.71	11,091.07	9,000.00	-2,091.07	-23.23	18,000.00
4035 Misc. Administrative	113.91	416.67	302.76	72.66	2,441.74	2,500.02	58.28	2.33	5,000.00
4036 New Hire Fees	6,290.00	33.33	-6,256.67	-18,77	6,645.00	199.98	-6,445.02	-3,222	400.00
4039 Office Expense Kitchen	16.03	166.67	150.64	90.38	843.34	1,000.02	156.68	15.67	2,000.00
4042 Office Expenses	759.28	833.33	74.05	8.89	9,024.44	4,999.98	-4,024.46	-80.49	10,000.00
4043 Office Expense - Computers	442.18	250.00	-192.18	-76.87	4,074.93	1,500.00	-2,574.93	-171.6	3,000.00
Office Expense - Total	1,217.49	1,250.00	32.51	2.60	13,942.71	7,500.00	-6,442.71	-85.90	15,000.00
4046 Postage & Delivery	231.32	500.00	268.68	53.74	2,575.39	3,000.00	424.61	14.15	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	516.00	833.33	317.33	38.08	4,863.79	4,999.98	136.19	2.72	10,000.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	1,308.00	1,000.02	-307.98	-30.80	2,000.00
<b>BUILDING MAINTENANCE</b>									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	903.85	1,249.98	346.13	27.69	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	166.67	100.0	663.81	1,000.02	336.21	33.62	2,000.00
4109 Compactors	0.00	333.33	333.33	100.0	0.00	1,999.98	1,999.98	100.0	4,000.00

**Budget Comparison Cash Flow (Cash)**  
**2030 South Ocean Drive - (parker)**  
**March 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	2,500.02	2,500.02	100.0	5,000.00
4113 Fire Alarm System	0.00	33.33	33.33	100.0	0.00	199.98	199.98	100.0	400.00
4115 Gym Maintenance	0.00	333.33	333.33	100.0	1,038.45	1,999.98	961.53	48.08	4,000.00
4119 Pool Maintenance Expense	0.00	1,500.00	1,500.00	100.0	8,480.73	9,000.00	519.27	5.77	18,000.00
4121 Pool Towel Expense	-58.64	0.00	58.64	0	-1,193.84	0.00	1,193.84	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	-58.64	1,500.00	1,558.64	103.9	7,795.69	9,000.00	1,204.31	13.38	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	25.00	8,500.02	8,475.02	99.71	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	42.40	41.67	-0.73	-1.75	586.33	250.02	-336.31	-134.5	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	1,999.98	1,999.98	100.0	4,000.00
4140 Parts & Supplies	6,952.50	4,333.33	-2,619.17	-60.44	35,859.23	25,999.98	-9,859.25	-37.92	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	1,208.17	8,333.33	7,125.16	85.50	40,314.66	49,999.98	9,685.32	19.37	100,000.00
Labor Contract - Total	1,208.17	8,333.33	7,125.16	85.50	45,474.70	49,999.98	4,525.28	9.05	100,000.00
4197 Discounts Earned	-86.18	0.00	86.18	0	-452.81	0.00	452.81	0	0.00
Supplies - Total	6,866.32	4,333.33	-2,532.99	-58.45	35,406.42	25,999.98	-9,406.44	-36.18	52,000.00
<b>FIXED CONTRACTS</b>									
4203 Chillers Contract	0.00	2,009.50	2,009.50	100.0	12,573.00	12,057.00	-516.00	-4.28	24,114.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	14,400.00	14,400.00	0.00	0.00	28,800.00
4207 Copier/Rental - (was 4041)	556.95	400.00	-156.95	-39.24	4,872.11	2,400.00	-2,472.11	-103.0	4,800.00
4209 Fire Alarm	143.07	250.00	106.93	42.77	575.30	500.00	-75.30	-15.06	1,000.00
4210 Housekeeping Contract	10,926.05	11,000.00	73.95	0.67	67,692.95	66,000.00	-1,692.95	-2.57	132,000.00
4215 Landscaping Contract	2,950.50	1,333.33	-1,617.17	-121.2	10,788.66	7,999.98	-2,788.68	-34.86	16,000.00
4217 Maintenance/Pool Contract	20,808.77	13,833.33	-6,975.44	-50.42	121,727.92	82,999.98	-38,727.94	-46.66	166,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	5,041.10	2,250.00	-2,791.10	-124.0	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	730.80	750.00	19.20	2.56	1,500.00
4225 Security Contract	39,707.53	22,500.00	-17,207.53	-76.48	175,657.01	135,000.00	-40,657.01	-30.12	270,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	72,831.25	73,000.02	168.77	0.23	146,000.00
4230 Waste Removal Contract	5,240.69	4,969.00	-271.69	-5.47	36,711.63	29,814.00	-6,897.63	-23.14	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,040.00	2,400.00	360.00	15.00	4,800.00
<b>SPECIAL PROJECTS</b>									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	2,500.02	2,500.02	100.0	5,000.00
4309 Fire Alarm Sprinkler Project	0.00	12,500.00	12,500.00	100.0	115,890.00	75,000.00	-40,890.00	-54.52	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	0.00	15,000.00	15,000.00	100.0	30,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	10,300.00	10,000.02	-299.98	-3.00	20,000.00
4322 Chiller Replacement	0.00	13,334.08	13,334.08	100.0	0.00	80,004.48	80,004.48	100.0	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	25,000.02	25,000.02	100.0	50,000.00
4331 Roof Repair	2,008.06	625.00	-1,383.06	-221.2	2,008.06	3,750.00	1,741.94	46.45	7,500.00
<b>SPECIAL ASSESSMENT</b>									
4352 S/A - Generator	300.00	0.00	-300.00	0	73,957.60	0.00	-73,957.60	0	0.00
4353 S/A - Generator Electrical Wirin	1,045.41	0.00	-1,045.41	0	29,780.72	0.00	-29,780.72	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	5,040.00	0.00	-5,040.00	0	16,240.00	0.00	-16,240.00	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	7,500.00	0.00	-7,500.00	0	157,077.50	0.00	-157,077.50	0	0.00
4359 S/A Water Well - Drilling	14,522.00	0.00	-14,522.00	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	3,100.00	0.00	-3,100.00	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	59.70	0.00	-59.70	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
<b>UTILITIES</b>									
4405 Cable	0.00	14,441.67	14,441.67	100.0	92,170.08	86,650.02	-5,520.06	-6.37	173,300.00
4410 Electricity	22,281.72	31,666.67	9,384.95	29.64	166,027.56	190,000.02	23,972.46	12.62	380,000.00
4415 Gas	2,610.15	4,166.67	1,556.52	37.36	19,634.76	25,000.02	5,365.26	21.46	50,000.00
4416 Gas Transportation	1,715.95	1,666.67	-49.28	-2.96	9,549.74	10,000.02	450.28	4.50	20,000.00
Gas Expense - Total	4,326.10	5,833.34	1,507.24	25.84	29,184.50	35,000.04	5,815.54	16.62	70,000.00
4420 Telephone	437.26	433.33	-3.93	-0.91	2,215.99	2,599.98	383.99	14.77	5,200.00
4425 Water & Sewer	31,617.98	32,500.00	882.02	2.71	172,474.95	195,000.00	22,525.05	11.55	390,000.00

