

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

May-12

OPERATING INCOME RECEIVED AS OF MAY 31, 2012

Income Received	\$	52,580.21
Monthly Budgeted Amount	\$	32,382.41
YTD Income Received	\$	3,487,798.08
YTD Budgeted Amount	\$	3,517,149.28

OPERATING EXPENSES PAID AS OF MAY 31, 2012

Actual Expenses	\$	265,634.35
Monthly Budgeted Expenses	\$	377,184.10
YTD Actual Expenses	\$	3,243,307.61
YTD Budgeted Expenses	\$	3,173,472.80

BANK BALANCES AS OF MAY 31, 2012

Wells Fargo Money Market	\$	251,189.95
Wells Fargo - Special Assessment	\$	45,411.89
Wells Fargo - Operating	\$	270,067.49
Wells Fargo - RE Savings Frm Sale	\$	162,356.45
Wells Fargo - RE Checking Frm Sale	\$	107,584.29
Wells Fargo - Small Expense-Savings	\$	200.02
Wells Fargo - Small Expense-Operati	\$	1,319.33
Suntrust Escrow (Rentals)	\$	115,113.86
Banco Escrow (Contractor)	\$	75,513.38
Banco Small Expense	\$	443.65
Banco Money Market OP	\$	19,445.98
Banco MM Escrow (Rentals)	\$	2,221.07
Suntrust Signature Recovery	\$	27,036.75
Banco Operating	\$	2,240.49
Banco Payroll	\$	1,504.19
Suntrust Money Market	\$	109,856.26
Suntrust Payroll	\$	16,939.78
Suntrust - Fire Sprinkler Recovery Acc	\$	250,664.99
City Nat'l Bank Money Market	\$	200,886.07

DELINQUENCIES AS OF MAY 31, 2012

\$ 184,571.33

WRITE-OFF AMOUNT AS OF MAY 31, 2012

\$ 91,796.49

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	647,584.12	658,315.36	10,731.24
TOTAL BUILDING MAINTENANCE	123,190.16	139,599.92	16,409.76
TOTAL FIXED CONTRACTS	680,877.34	572,594.64	(108,282.70)
TOTAL PAYROLL, TAXES, BENEFITS	306,415.39	249,623.44	(56,791.95)
TOTAL SPECIAL PROJECTS	133,786.09	281,672.72	147,886.63
TOTAL UTILITIES	650,158.61	679,000.08	28,841.47
TOTAL LOAN INTEREST	484,996.72	442,666.64	(42,330.08)
TOTAL ADJUSTMENT (INS, ETC)	216,299.18	150,000.00	(66,299.18)
 TOTAL EXPENSES	 <u>3,243,307.61</u>	 <u>3,173,472.80</u>	 <u>(69,834.81)</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)
May 2012**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
3110 Maintenance Income	35,556.11	0.00	35,556.11	0	3,295,722.04	3,258,090.00	37,632.04	1.16	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	70,000.00	-70,000.00	-100.0	105,000.00
3115 Legal/ Lien Fees	4,414.10	4,750.00	-335.90	-7.07	38,083.60	38,000.00	83.60	0.22	57,000.00
3121 Special Assessment 2011	1,520.68	0.00	1,520.68	0	268,122.75	0.00	268,122.75	0	0.00
3123 Storage	84.00	3,116.67	-3,032.67	-97.30	27,665.16	24,933.36	2,731.80	10.96	37,400.00
3125 Rentals-101/102/103/709/1108	1,457.84	2,755.00	-1,297.16	-47.08	5,100.00	22,040.00	-16,940.00	-76.86	33,060.00
3130 Late Fees	475.00	414.00	61.00	14.73	7,249.34	3,312.00	3,937.34	118.8	4,968.00
3135 Remotes	0.00	0.00	0.00	0	200.00	0.00	200.00	0	0.00
3137 FOBS (Medeco) Keys	500.00	1,130.33	-630.33	-55.77	4,735.00	9,042.64	-4,307.64	-47.64	13,564.00
3144 Parking - Contractor	708.00	1,454.42	-746.42	-51.32	8,242.00	11,635.36	-3,393.36	-29.16	17,453.00
3145 Parking - Valet	1,339.00	2,032.00	-693.00	-34.10	13,826.00	16,256.00	-2,430.00	-14.95	24,384.00
3146 Parking - Tickets	1,500.00	2,083.33	-583.33	-28.00	14,656.00	16,666.64	-2,010.64	-12.06	25,000.00
3147 Parking	2,317.00	2,125.00	192.00	9.04	20,387.37	17,000.00	3,387.37	19.93	25,500.00
3150 Repairs/Work Orders	1,083.64	0.00	1,083.64	0	6,173.48	0.00	6,173.48	0	0.00
3170 NSF Fees	69.00	45.00	24.00	53.33	450.00	360.00	90.00	25.00	540.00
3175 Condo Docs	0.00	41.67	-41.67	-100.0	250.00	333.36	-83.36	-25.01	500.00
3190 Copies/Fax/Stamps	0.00	91.58	-91.58	-100.0	704.31	732.64	-28.33	-3.87	1,099.00
3210 Application Fees	400.00	587.50	-187.50	-31.91	4,230.00	4,700.00	-470.00	-10.00	7,050.00
3212 Elevator Fees	50.00	20.00	30.00	150.0	350.00	160.00	190.00	118.7	240.00
3215 Estoppel	750.00	475.00	275.00	57.89	4,600.00	3,800.00	800.00	21.05	5,700.00
3510 Laundry Income	1,139.20	966.67	172.53	17.85	8,624.57	7,733.36	891.21	11.52	11,600.00
3711 Recovered Income	0.00	833.33	-833.33	-100.0	0.00	6,666.64	-6,666.64	-100.0	10,000.00
3712 Interest Income	234.92	277.58	-42.66	-15.37	1,573.79	2,220.64	-646.85	-29.13	3,331.00
3715 Misc. Income	502.40	433.33	69.07	15.94	2,845.22	3,466.64	-621.42	-17.93	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	54,100.89	32,382.41	21,718.48	67.07	3,755,920.83	3,517,149.28	238,771.55	6.79	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,090.00	1,833.33	743.33	40.55	25,885.00	14,666.64	-11,218.36	-76.49	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	1,400.00	-680.00	-48.57	2,100.00
4008 Application / Screening - Unit	334.00	333.33	-0.67	-0.20	2,802.00	2,666.64	-135.36	-5.08	4,000.00
4010 Bad Debt Expense	0.00	7,500.00	7,500.00	100.0	91,796.49	60,000.00	-31,796.49	-52.99	90,000.00
4012 Bank Charges	394.99	41.67	-353.32	-847.9	1,386.41	333.36	-1,053.05	-315.8	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	0.00	83.33	83.33	100.0	463.93	666.64	202.71	30.41	1,000.00
4025 Insurance-All Risk	25.31	0.00	-25.31	0	-4,739.77	0.00	4,739.77	0	0.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	1,333.36	1,333.36	100.0	2,000.00
4029 Legal - Unit Owner Fees	14,141.96	0.00	-14,141.96	0	43,442.16	0.00	-43,442.16	0	0.00
4030 Legal - Non recoverable Attor	0.00	0.00	0.00	0	-784.00	0.00	784.00	0	0.00
4031 Legal/Professional Fees	3,361.58	7,000.00	3,638.42	51.98	34,746.00	56,000.00	21,254.00	37.95	84,000.00
Legal Expense - Total	17,503.54	7,000.00	-10,503.54	-150.0	77,404.16	56,000.00	-21,404.16	-38.22	84,000.00
4033 Licenses, Fees & Permits	1,607.00	416.67	-1,190.33	-285.6	3,691.22	3,333.36	-357.86	-10.74	5,000.00
4034 Maint Fees - Units104/1624	4,128.63	1,500.00	-2,628.63	-175.2	17,476.33	12,000.00	-5,476.33	-45.64	18,000.00
4035 Misc. Administrative	541.16	416.67	-124.49	-29.88	3,638.71	3,333.36	-305.35	-9.16	5,000.00
4036 New Hire Fees	0.00	33.33	33.33	100.0	6,902.00	266.64	-6,635.36	-2,488	400.00
4039 Office Expense Kitchen	211.46	166.67	-44.79	-26.87	1,171.37	1,333.36	161.99	12.15	2,000.00
4042 Office Expenses	390.66	833.33	442.67	53.12	9,999.07	6,666.64	-3,332.43	-49.99	10,000.00
4043 Office Expense - Computers	42.88	250.00	207.12	82.85	4,644.86	2,000.00	-2,644.86	-132.2	3,000.00
Office Expense - Total	645.00	1,250.00	605.00	48.40	15,815.30	10,000.00	-5,815.30	-58.15	15,000.00
4046 Postage & Delivery	0.00	500.00	500.00	100.0	2,631.35	4,000.00	1,368.65	34.22	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	6,666.64	1,802.85	27.04	10,000.00
4056 Walkie-Talkies/Radios	890.34	166.67	-723.67	-434.1	3,475.23	1,333.36	-2,141.87	-160.6	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	1,702.64	1,666.64	-36.00	-2.16	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.67	166.67	100.0	663.81	1,333.36	669.55	50.22	2,000.00
4109 Compactors	291.50	333.33	41.83	12.55	1,041.50	2,666.64	1,625.14	60.94	4,000.00
4111 Electrical Room	0.00	416.67	416.67	100.0	0.00	3,333.36	3,333.36	100.0	5,000.00
4113 Fire Alarm System	0.00	33.33	33.33	100.0	0.00	266.64	266.64	100.0	400.00
4115 Gym Maintenance	411.94	333.33	-78.61	-23.58	1,450.39	2,666.64	1,216.25	45.61	4,000.00
4119 Pool Maintenance Expense	2,307.00	1,500.00	-807.00	-53.80	13,046.03	12,000.00	-1,046.03	-8.72	18,000.00
4121 Pool Towel Expense	-57.40	0.00	57.40	0	-224.02	0.00	224.02	0	0.00
4123 Pool Equipment Expense	-82.12	0.00	82.12	0	426.68	0.00	-426.68	0	0.00
Pool Expense - Total	2,167.48	1,500.00	-667.48	-44.50	13,248.69	12,000.00	-1,248.69	-10.41	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	25.00	11,333.36	11,308.36	99.78	17,000.00
4131 Landscaping	0.00	0.00	0.00	0	600.00	0.00	-600.00	0	0.00

**Budget Comparison Cash Flow (Cash)
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May 2012**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4133 Uniforms	0.00	41.67	41.67	100.0	586.33	333.36	-252.97	-75.88	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	2,666.64	2,666.64	100.0	4,000.00
4140 Parts & Supplies	2,039.92	4,333.33	2,293.41	52.92	48,264.71	34,666.64	-13,598.07	-39.23	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	3,182.66	8,333.33	5,150.67	61.81	51,089.82	66,666.64	15,576.82	23.37	100,000.00
4182 Labor Contract -Pool/Contr/Mai	271.36	0.00	-271.36	0	271.36	0.00	-271.36	0	0.00
Labor Contract - Total	3,454.02	8,333.33	4,879.31	58.55	56,521.22	66,666.64	10,145.42	15.22	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	-279.17	0.00	279.17	0	-882.13	0.00	882.13	0	0.00
Supplies - Total	1,760.75	4,333.33	2,572.58	59.37	47,445.87	34,666.64	-12,779.23	-36.86	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	2,009.50	2,009.50	100.0	12,573.00	16,076.00	3,503.00	21.79	24,114.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	21,600.00	19,200.00	-2,400.00	-12.50	28,800.00
4207 Copier/Rental - (was 4041)	534.66	400.00	-134.66	-33.67	5,934.85	3,200.00	-2,734.85	-85.46	4,800.00
4209 Fire Alarm	0.00	0.00	0.00	0	575.30	500.00	-75.30	-15.06	1,000.00
4210 Housekeeping Contract	11,350.31	11,000.00	-350.31	-3.18	90,393.57	88,000.00	-2,393.57	-2.72	132,000.00
4215 Landscaping Contract	325.00	1,333.33	1,008.33	75.62	11,960.13	10,666.64	-1,293.49	-12.13	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.33	-5,284.97	-38.20	159,964.52	110,666.64	-49,297.88	-44.55	166,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	5,263.70	3,000.00	-2,263.70	-75.46	4,500.00
4223 Phone Insurance Toshiba (was	121.80	125.00	3.20	2.56	974.40	1,000.00	25.60	2.56	1,500.00
4225 Security Contract	25,740.80	22,500.00	-3,240.80	-14.40	226,493.61	180,000.00	-46,493.61	-25.83	270,000.00
4229 Valet Contract	11,200.00	12,166.67	966.67	7.95	95,231.25	97,333.36	2,102.11	2.16	146,000.00
4230 Waste Removal Contract	10,481.38	4,969.00	-5,512.38	-110.9	47,193.01	39,752.00	-7,441.01	-18.72	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	2,720.00	3,200.00	480.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	416.67	416.67	100.0	0.00	3,333.36	3,333.36	100.0	5,000.00
4309 Fire Alarm Sprinkler Project	852.48	12,500.00	11,647.52	93.18	119,998.80	100,000.00	-19,998.80	-20.00	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	120.00	20,000.00	19,880.00	99.40	30,000.00
4321 Repair Concrete on Building W	0.00	1,666.67	1,666.67	100.0	11,100.00	13,333.36	2,233.36	16.75	20,000.00
4322 Chiller Replacement	0.00	13,334.08	13,334.08	100.0	0.00	106,672.64	106,672.64	100.0	160,009.00
4323 Pool Deck Repair	0.00	4,166.67	4,166.67	100.0	0.00	33,333.36	33,333.36	100.0	50,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	2,567.29	5,000.00	2,432.71	48.65	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	4,675.00	0.00	-4,675.00	0	78,632.60	0.00	-78,632.60	0	0.00
4353 S/A - Generator Electrical Wirin	48,849.80	0.00	-48,849.80	0	89,984.23	0.00	-89,984.23	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	-1,500.00	0.00	1,500.00	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	1,195.47	0.00	-1,195.47	0	158,272.97	0.00	-158,272.97	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	24,310.32	0.00	-24,310.32	0	0.00
4361 S/A - Water Well - Paving	650.00	0.00	-650.00	0	58,116.30	0.00	-58,116.30	0	0.00
4362 S/A - Water Well - Site Work	81.09	0.00	-81.09	0	2,290.36	0.00	-2,290.36	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
UTILITIES									
4405 Cable	30,734.68	14,441.67	-16,293.01	-112.8	138,272.10	115,533.36	-22,738.74	-19.68	173,300.00
4410 Electricity	21,665.30	31,666.67	10,001.37	31.58	209,425.32	253,333.36	43,908.04	17.33	380,000.00
4415 Gas	2,293.58	4,166.67	1,873.09	44.95	24,440.17	33,333.36	8,893.19	26.68	50,000.00
4416 Gas Transportation	1,399.36	1,666.67	267.31	16.04	12,545.14	13,333.36	788.22	5.91	20,000.00
Gas Expense - Total	3,692.94	5,833.34	2,140.40	36.69	36,985.31	46,666.72	9,681.41	20.75	70,000.00
4420 Telephone	766.32	433.33	-332.99	-76.84	4,088.20	3,466.64	-621.56	-17.93	5,200.00
4425 Water & Sewer	28,221.59	32,500.00	4,278.41	13.16	261,387.68	260,000.00	-1,387.68	-0.53	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	862.88	1,333.33	470.45	35.28	3,709.14	10,666.64	6,957.50	65.23	16,000.00
5010 P/R Administration/Office	11,100.76	11,666.67	565.91	4.85	103,474.04	93,333.36	-10,140.68	-10.87	140,000.00
5022 P/R Housekeeping	1,680.00	1,820.00	140.00	7.69	14,280.00	14,560.00	280.00	1.92	21,840.00
5025 P/R Maintenance	13,280.41	3,380.00	-9,900.41	-292.9	94,270.08	27,040.00	-67,230.08	-248.6	40,560.00
5032 P/R Pool	2,600.00	4,000.00	1,400.00	35.00	22,100.00	32,000.00	9,900.00	30.94	48,000.00
5080 P/RContractor Inspector	2,360.00	2,556.67	196.67	7.69	20,212.64	20,453.36	240.72	1.18	30,680.00

