

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

October-12

OPERATING INCOME RECEIVED AS OF OCTOBER 31, 2012

Income Received	\$	1,138,226.31
Monthly Budgeted Amount	\$	1,116,691.99
YTD Income Received	\$	1,138,226.31
YTD Budgeted Amount	\$	1,116,691.99

OPERATING EXPENSES PAID AS OF OCTOBER 31, 2012

Actual Expenses	\$	493,823.06
Monthly Budgeted Expenses	\$	519,848.04
YTD Actual Expenses	\$	493,823.06
YTD Budgeted Expenses	\$	519,848.04

BANK BALANCES AS OF OCTOBER 31, 2012

WF Money Market-8653	\$	101,324.42
WF - Special Assessment-8501	\$	18,528.35
WF - Operating-3832	\$	487,570.43
WF - RE Savings Frm Sale-9010	\$	162,489.94
WF- RE Checking Frm Sale-1538	\$	107,573.35
WF- Contractor-Savings-8281		Closed
WF- Contractor-Operating-1413	\$	19,627.92
Sunt-Escrow Rental-3978	\$	114,545.98
BP-2Qtrs Owners Escrow-7385	\$	134,837.53
BP-Small Expense-7442	\$	443.69
BP Money Market OP-3824	\$	19,482.61
BP MM Escrow (Rentals)-3832	\$	2,222.09
Sunt-Signature MM Recovery-9585	\$	27,042.39
BP Operating-6406	\$	2,241.71
BP Payroll-6407	\$	1,504.27
Sunt Money Market-1136	\$	59,894.63
Sunt Payroll-5262	\$	135,348.20
Sunt- Fire Sprinkler Recovery -8453	\$	300,840.25
City Nat'l Bank MM-8932	\$	201,176.75

DELINQUENCIES AS OF OCTOBER 31, 2012

	\$	152,795.06
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WRITE-OFF AMOUNT AS OF OCTOBER 31, 2012
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Items to note:

Housekeeping contract will include housekeeping payroll

<u>Expense Summary</u>	<u>YTD Expense</u>	<u>YTD Budget</u>	<u>YTD Variance</u>
TOTAL ADMINISTRATIVE	82,231.07	93,235.58	11,004.51
TOTAL BUILDING MAINTENANCE	11,989.73	20,219.00	8,229.27
TOTAL FIXED CONTRACTS	91,452.32	81,508.34	(9,943.98)
TOTAL PAYROLL, TAXES, BENEFITS	37,824.68	38,541.67	716.99
TOTAL SPECIAL PROJECTS	659.18	7,182.46	6,523.28
TOTAL UTILITIES	78,976.50	80,016.66	1,040.16
TOTAL LOAN INTEREST	135,398.77	141,493.08	6,094.31
TOTAL ADJUSTMENT (INS, ETC)	55,290.81	57,651.25	2,360.44
TOTAL EXPENSES	<u>493,823.06</u>	<u>519,848.04</u>	<u>26,024.98</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)
October 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	1,061,514.00	1,086,077.00	-24,563.00	-2.26	1,061,514.00	1,086,077.00	-24,563.00	-2.26	4,344,308.00
3115 Legal/ Lien Fees	1,844.02	4,750.00	-2,905.98	-61.18	1,844.02	4,750.00	-2,905.98	-61.18	57,000.00
3121 Special Assessment Recovery	0.00	126.67	-126.67	-100.0	0.00	126.67	-126.67	-100.0	1,520.00
3123 Storage	25,706.48	3,083.33	22,623.15	733.7	25,706.48	3,083.33	22,623.15	733.7	37,000.00
3125 Rentals-101/102/103/317/1108	2,600.00	2,916.67	-316.67	-10.86	2,600.00	2,916.67	-316.67	-10.86	35,000.00
3130 Late Fees	295.85	833.33	-537.48	-64.50	295.85	833.33	-537.48	-64.50	10,000.00
3137 FOBS (Medeco) Keys	400.00	416.67	-16.67	-4.00	400.00	416.67	-16.67	-4.00	5,000.00
3144 Parking - Contractor	1,152.00	1,083.33	68.67	6.34	1,152.00	1,083.33	68.67	6.34	13,000.00
3145 Parking - Valet	1,254.00	2,083.33	-829.33	-39.81	1,254.00	2,083.33	-829.33	-39.81	25,000.00
3146 Parking - Tickets	2,370.00	2,083.33	286.67	13.76	2,370.00	2,083.33	286.67	13.76	25,000.00
3147 Parking - Monthly	3,628.00	2,500.00	1,128.00	45.12	3,628.00	2,500.00	1,128.00	45.12	30,000.00
3150 Repairs/Work Orders/Emergen	215.00	1,198.33	-983.33	-82.06	215.00	1,198.33	-983.33	-82.06	14,380.00
3170 NSF Fees Recovered	110.00	41.67	68.33	163.9	110.00	41.67	68.33	163.9	500.00
3175 Condo Docs	0.00	58.33	-58.33	-100.0	0.00	58.33	-58.33	-100.0	700.00
3190 Copies/Fax/Stamps	62.00	83.33	-21.33	-25.60	62.00	83.33	-21.33	-25.60	1,000.00
3210 Application Fees	700.00	583.33	116.67	20.00	700.00	583.33	116.67	20.00	7,000.00
3212 Elevator Fees	100.00	41.67	58.33	139.9	100.00	41.67	58.33	139.9	500.00
3215 Estoppel	600.00	583.33	16.67	2.86	600.00	583.33	16.67	2.86	7,000.00
3510 Laundry Income	1,474.97	1,041.67	433.30	41.60	1,474.97	1,041.67	433.30	41.60	12,500.00
3710 Recovered -Bad Debt	32,585.74	6,666.67	25,919.07	388.7	32,585.74	6,666.67	25,919.07	388.7	80,000.00
3712 Interest Income	540.85	250.00	290.85	116.3	540.85	250.00	290.85	116.3	3,000.00
3715 Misc. Income-Fines,Plaza Roo	1,073.40	316.67	756.73	238.9	1,073.40	316.67	756.73	238.9	3,800.00
TOTAL INCOME	1,138,226.31	1,116,818.66	21,407.65	1.92	1,138,226.31	1,116,818.66	21,407.65	1.92	4,713,208.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	0.00	3,166.67	3,166.67	100.0	0.00	3,166.67	3,166.67	100.0	38,000.00
4007 Annual Fee - DBPR	2,080.00	233.33	-1,846.67	-791.4	2,080.00	233.33	-1,846.67	-791.4	2,800.00
4008 Application / Screening - Unit	160.00	333.33	173.33	52.00	160.00	333.33	173.33	52.00	4,000.00
4010 Bad Debt/ Write Offs	0.00	5,833.33	-5,833.33	100.0	0.00	5,833.33	-5,833.33	100.0	70,000.00
4012 Bank Charges	58.34	166.67	108.33	65.00	58.34	166.67	108.33	65.00	2,000.00
4014 Election Expense	0.00	416.67	416.67	100.0	0.00	416.67	416.67	100.0	5,000.00
4015 Employee Gas	0.00	66.67	66.67	100.0	0.00	66.67	66.67	100.0	800.00
4026 Insurance-Claims Deductible	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
4029 Legal - Unit Owner Fees	0.00	5,000.00	5,000.00	100.0	0.00	5,000.00	5,000.00	100.0	60,000.00
4030 Legal - Non recoverable Attorne	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4031 Legal- Recoverable Attorney Fe	0.00	3,916.67	3,916.67	100.0	0.00	3,916.67	3,916.67	100.0	47,000.00
Legal Expense - Total	0.00	8,958.34	8,958.34	100.0	0.00	8,958.34	8,958.34	100.0	107,500.00
4033 Licenses, Fees & Permits	195.00	416.67	221.67	53.20	195.00	416.67	221.67	53.20	5,000.00
4034 Maint Fees - Units104/1624	2,336.00	1,500.00	-836.00	-55.73	2,336.00	1,500.00	-836.00	-55.73	18,000.00
4035 Misc. Office Soft	982.22	416.67	-565.55	-135.7	982.22	416.67	-565.55	-135.7	5,000.00
4036 New Hire Fees	25.00	416.67	391.67	94.00	25.00	416.67	391.67	94.00	5,000.00
4037 Maint Fees - Units317/408/100	0.00	1,416.67	1,416.67	100.0	0.00	1,416.67	1,416.67	100.0	17,000.00
4039 Office Expense Kitchen	180.88	208.33	27.45	13.18	180.88	208.33	27.45	13.18	2,500.00
4042 Office Expenses Hard Goods	102.81	1,265.67	1,162.86	91.88	102.81	1,265.67	1,162.86	91.88	15,188.00
4043 Office Expense - Computers	3,786.16	500.00	-3,286.16	-657.2	3,786.16	500.00	-3,286.16	-657.2	6,000.00
Office Expense - Total	4,069.85	1,974.00	-2,095.85	-106.1	4,069.85	1,974.00	-2,095.85	-106.1	23,688.00
4046 Postage & Delivery	0.00	316.67	316.67	100.0	0.00	316.67	316.67	100.0	3,800.00
4050 Taxes (317,1008 & 1825)	0.00	200.00	200.00	100.0	0.00	200.00	200.00	100.0	2,400.00
4052 Parker Owned Unit Expenses	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4056 Walkie-Talkies/Radios	0.00	166.67	166.67	100.0	0.00	166.67	166.67	100.0	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4105 Cleaning Supplies - Paper	0.00	104.17	104.17	100.0	0.00	104.17	104.17	100.0	1,250.00
4108 Compactor Container	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4109 Compactors	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
4110 Compactor Repairs	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
4111 Electrical Room	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4113 Fire Alarm System	283.62	75.00	-208.62	-278.1	283.62	75.00	-208.62	-278.1	900.00
4115 Gym Maintenance	0.00	300.00	300.00	100.0	0.00	300.00	300.00	100.0	3,600.00
4119 Pool Expense-Large Equipment	0.00	1,500.00	1,500.00	100.0	0.00	1,500.00	1,500.00	100.0	18,000.00
4120 Pool Chemicals/Tank Lease	623.63	1,127.33	503.70	44.68	623.63	1,127.33	503.70	44.68	13,528.00
4121 Pool Towel Expense	-181.00	41.67	222.67	534.3	-181.00	41.67	222.67	534.3	500.00
4122 Pool Repairs	0.00	2,083.33	2,083.33	100.0	0.00	2,083.33	2,083.33	100.0	25,000.00
4123 Pool Equipment Expense	522.57	62.50	-460.07	-736.1	522.57	62.50	-460.07	-736.1	750.00
4124 Pool Furniture/Umbrellas	0.00	291.67	291.67	100.0	0.00	291.67	291.67	100.0	3,500.00
Pool Expense - Total	965.20	5,106.50	4,141.30	81.10	965.20	5,106.50	4,141.30	81.10	61,278.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.67	1,416.67	100.0	0.00	1,416.67	1,416.67	100.0	17,000.00
4129 Repairs - Chillers	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
4131 Landscaping	0.00	333.33	333.33	100.0	0.00	333.33	333.33	100.0	4,000.00
4133 Uniforms	0.00	58.33	58.33	100.0	0.00	58.33	58.33	100.0	700.00
4140 Parts & Supplies-Misc	3,623.83	4,166.67	542.84	13.03	3,623.83	4,166.67	542.84	13.03	50,000.00
4141 Parts & Supplies-FOB	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4142 Parts & Supplies-Transponder	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4163 Labor Contract - Electrical	0.00	208.33	208.33	100.0	0.00	208.33	208.33	100.0	2,500.00
4165 Labor Contract - Gate & Arm R	1,316.18	125.00	-1,191.18	-952.9	1,316.18	125.00	-1,191.18	-952.9	1,500.00
4166 Labor Contract - FOB	0.00	125.00	125.00	100.0	0.00	125.00	125.00	100.0	1,500.00
4181 Labor Contract - Misc	5,885.90	5,500.00	-385.90	-7.02	5,885.90	5,500.00	-385.90	-7.02	66,000.00
4182 Labor Contract -Pool/Contr/Mai	0.00	33.33	33.33	100.0	0.00	33.33	33.33	100.0	400.00
Labor Contract - Total	7,202.08	5,991.66	-1,210.42	-20.20	7,202.08	5,991.66	-1,210.42	-20.20	71,900.00
4193 Supplies - Plumbing	0.00	41.67	41.67	100.0	0.00	41.67	41.67	100.0	500.00
4197 Discounts Earned	-85.00	0.00	85.00	0	-85.00	0.00	85.00	0	0.00
Supplies - Total	3,538.83	4,291.68	752.85	17.54	3,538.83	4,291.68	752.85	17.54	51,500.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	500.00	500.00	100.0	0.00	500.00	500.00	100.0	6,000.00
4205 Elevator Contract	0.00	2,400.00	2,400.00	100.0	0.00	2,400.00	2,400.00	100.0	28,800.00
4207 Copier/Rental - (was 4041)	569.65	541.67	-27.98	-5.17	569.65	541.67	-27.98	-5.17	6,500.00
4209 Fire Alarm	0.00	83.33	83.33	100.0	0.00	83.33	83.33	100.0	1,000.00
4210 Housekeeping Contract	13,776.97	11,000.00	-2,776.97	-25.25	13,776.97	11,000.00	-2,776.97	-25.25	132,000.00
4215 Landscaping Contract	1,241.00	1,250.00	9.00	0.72	1,241.00	1,250.00	9.00	0.72	15,000.00
4217 Maintenance/Pool Contract	19,118.30	20,000.00	881.70	4.41	19,118.30	20,000.00	881.70	4.41	240,000.00
4220 Pest Control	4,050.00	375.00	-3,675.00	-980.0	4,050.00	375.00	-3,675.00	-980.0	4,500.00
4223 Phone Insurance Toshiba (was	-121.80	125.00	246.80	197.4	-121.80	125.00	246.80	197.4	1,500.00
4225 Security Contract	33,761.00	27,666.67	-6,094.33	-22.03	33,761.00	27,666.67	-6,094.33	-22.03	332,000.00
4229 Valet Contract	11,281.25	12,166.67	885.42	7.28	11,281.25	12,166.67	885.42	7.28	146,000.00
4230 Waste Removal Contract	7,435.95	5,000.00	-2,435.95	-48.72	7,435.95	5,000.00	-2,435.95	-48.72	60,000.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	340.00	400.00	60.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	0.00	666.67	666.67	100.0	0.00	666.67	666.67	100.0	8,000.00
4315 Non-Contracted Supervisory Se	0.00	416.67	416.67	100.0	0.00	416.67	416.67	100.0	5,000.00
4321 Repair Concrete on Building W	425.20	1,666.67	1,241.47	74.49	425.20	1,666.67	1,241.47	74.49	20,000.00
4323 Pool Deck Repair	233.98	1,307.45	1,073.47	82.10	233.98	1,307.45	1,073.47	82.10	15,689.35
4324 Rear Parking Lot Repair	0.00	1,666.67	1,666.67	100.0	0.00	1,666.67	1,666.67	100.0	20,000.00
4325 Cameras	0.00	833.33	833.33	100.0	0.00	833.33	833.33	100.0	10,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	0.00	625.00	625.00	100.0	7,500.00
SPECIAL ASSESSMENT									
4360 S/A - Water Well - Landscaping	1,457.50	0.00	-1,457.50	0	1,457.50	0.00	-1,457.50	0	0.00
4368 S/A Bad Debt	0.00	126.67	126.67	100.0	0.00	126.67	126.67	100.0	1,520.00
UTILITIES									
4405 Cable	16,139.09	14,583.33	-1,555.76	-10.67	16,139.09	14,583.33	-1,555.76	-10.67	175,000.00
4410 Electricity	29,704.66	27,500.00	-2,204.66	-8.02	29,704.66	27,500.00	-2,204.66	-8.02	330,000.00
4415 Gas	2,565.34	3,333.33	767.99	23.04	2,565.34	3,333.33	767.99	23.04	40,000.00
4416 Gas Transportation	1,187.70	1,666.67	478.97	28.74	1,187.70	1,666.67	478.97	28.74	20,000.00
Gas Expense - Total	3,753.04	5,000.00	1,246.96	24.94	3,753.04	5,000.00	1,246.96	24.94	60,000.00
4420 Telephone	473.43	433.33	-40.10	-9.25	473.43	433.33	-40.10	-9.25	5,200.00
4425 Water & Sewer	28,906.28	32,500.00	3,593.72	11.06	28,906.28	32,500.00	3,593.72	11.06	390,000.00
PAYROLL, TAXES, BENEFITS									
5003 Workmen's Comp	3,708.33	1,333.33	-2,375.00	-178.1	3,708.33	1,333.33	-2,375.00	-178.1	16,000.00
5010 P/R Administration/Office	12,870.18	14,166.67	1,296.49	9.15	12,870.18	14,166.67	1,296.49	9.15	170,000.00
5022 P/R Housekeeping	0.00	1,833.33	1,833.33	100.0	0.00	1,833.33	1,833.33	100.0	22,000.00
5025 P/R Maintenance	12,663.56	8,750.00	-3,913.56	-44.73	12,663.56	8,750.00	-3,913.56	-44.73	105,000.00
5032 P/R Pool	2,600.00	3,333.33	733.33	22.00	2,600.00	3,333.33	733.33	22.00	40,000.00
5080 P/R Contractor Inspector	2,360.00	2,500.00	140.00	5.60	2,360.00	2,500.00	140.00	5.60	30,000.00
P/R Maintenance - Total	12,663.56	10,583.33	-2,080.23	-19.66	12,663.56	10,583.33	-2,080.23	-19.66	127,000.00
6000 Employee Health	1,396.94	1,666.67	269.73	16.18	1,396.94	1,666.67	269.73	16.18	20,000.00

