

Condominium Association of Parker Plaza Estates, Inc.

Treasurer's Report

September-12

OPERATING INCOME RECEIVED AS OF SEPTEMBER 30, 2012

Income Received	\$	12,083.57
Monthly Budgeted Amount	\$	32,382.49
YTD Income Received	\$	4,690,485.87
YTD Budgeted Amount	\$	4,732,709.00

OPERATING EXPENSES PAID AS OF SEPTEMBER 30, 2012

Actual Expenses	\$	411,398.18
Monthly Budgeted Expenses	\$	377,433.90
YTD Actual Expenses	\$	5,006,707.74
YTD Budgeted Expenses	\$	4,732,709.00

BANK BALANCES AS OF SEPTEMBER 30, 2012

WF Money Market-8653	\$	76,309.42
WF - Special Assessment-8501	\$	18,465.17
WF - Operating-3832	\$	(142.51)
WF - RE Savings Frm Sale-9010	\$	162,465.02
WF- RE Checking Frm Sale-1538	\$	107,573.35
WF- Contractor-Savings-8281	\$	394.15
WF- Contractor-Operating-1413	\$	19,139.92
Sunt-Escrow Rental-3978	\$	112,281.69
BP-2Qtrs Owners Escrow-7385	\$	110,236.06
BP-Small Expense-7442	\$	443.68
BP Money Market OP-3824	\$	19,474.70
BP MM Escrow (Rentals)-3832	\$	2,221.87
Sunt-Signature MM Recovery-9585	\$	27,041.25
BP Operating-6406	\$	2,241.67
BP Payroll-6407	\$	1,504.25
Sunt Money Market-1136	\$	59,887.02
Sunt Payroll-5262	\$	17,747.61
Sunt- Fire Sprinkler Recovery -8453	\$	300,802.03
City Nat'l Bank MM-8932	\$	201,114.02

DELINQUENCIES AS OF SEPTEMBER 30, 2012

\$ 158,712.00

WRITE-OFF AMOUNT AS OF SEPTEMBER 30, 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	1,165,146.91	984,723.00	(180,423.91)
TOTAL BUILDING MAINTENANCE	214,959.58	209,400.00	(5,559.58)
TOTAL FIXED CONTRACTS	1,030,342.42	859,142.00	(171,200.42)
TOTAL PAYROLL, TAXES, BENEFITS	473,504.11	374,435.00	(99,069.11)
TOTAL SPECIAL PROJECTS	187,388.32	422,509.00	235,120.68
TOTAL UTILITIES	945,717.02	1,018,500.00	72,782.98
TOTAL LOAN INTEREST	671,154.05	664,000.00	(7,154.05)
TOTAL ADJUSTMENT (INS, ETC)	318,495.33	200,000.00	(118,495.33)
 TOTAL EXPENSES	<u>5,006,707.74</u>	<u>4,732,709.00</u>	<u>(273,998.74)</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)
September 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	5,667.00	0.00	5,667.00	0	4,404,112.04	4,344,120.00	59,992.04	1.38	4,344,120.00
3111 Rollover Acct Money Market	0.00	8,750.00	-8,750.00	-100.0	0.00	105,000.00	-105,000.00	-100.0	105,000.00
3115 Legal/ Lien Fees	-8,330.15	4,750.00	-13,080.15	-275.3	37,333.20	57,000.00	-19,666.80	-34.50	57,000.00
3121 Special Assessment Recovery	0.00	0.00	0.00	0	271,863.11	0.00	271,863.11	0	0.00
3123 Storage	3,972.00	3,116.63	855.37	27.45	34,751.66	37,400.00	-2,648.34	-7.08	37,400.00
3125 Rentals-101/102/103/317/1108	1,300.00	2,755.00	-1,455.00	-52.81	11,200.00	33,060.00	-21,860.00	-66.12	33,060.00
3130 Late Fees	75.00	414.00	-339.00	-81.88	9,173.34	4,968.00	4,205.34	84.65	4,968.00
3137 FOBS (Medeco) Keys	500.00	1,130.37	-630.37	-55.77	7,370.00	13,564.00	-6,194.00	-45.66	13,564.00
3144 Parking - Contractor	621.00	1,454.38	-833.38	-57.30	11,648.00	17,453.00	-5,805.00	-33.26	17,453.00
3145 Parking - Valet	1,180.00	2,032.00	-852.00	-41.93	19,091.00	24,384.00	-5,293.00	-21.71	24,384.00
3146 Parking - Tickets	1,800.00	2,083.37	-283.37	-13.60	23,056.00	25,000.00	-1,944.00	-7.78	25,000.00
3147 Parking - Monthly	1,040.00	2,125.00	-1,085.00	-51.06	29,093.62	25,500.00	3,593.62	14.09	25,500.00
3150 Repairs/Work Orders/Emergen	77.00	0.00	77.00	0	12,630.47	0.00	12,630.47	0	0.00
3170 NSF Fees Recovered	0.00	45.00	-45.00	-100.0	650.00	540.00	110.00	20.37	540.00
3175 Condo Docs	0.00	41.63	-41.63	-100.0	500.00	500.00	0.00	0.00	500.00
3190 Copies/Fax/Stamps	62.40	91.62	-29.22	-31.89	858.71	1,099.00	-240.29	-21.86	1,099.00
3210 Application Fees	700.00	587.50	112.50	19.15	6,630.00	7,050.00	-420.00	-5.96	7,050.00
3212 Elevator Fees	0.00	20.00	-20.00	-100.0	350.00	240.00	110.00	45.83	240.00
3215 Estoppel	900.00	475.00	425.00	89.47	7,300.00	5,700.00	1,600.00	28.07	5,700.00
3510 Laundry Income	1,021.00	966.63	54.37	5.62	11,688.07	11,600.00	88.07	0.76	11,600.00
3710 Recovered -Bad Debt	0.00	0.00	0.00	0	33,556.93	0.00	33,556.93	0	0.00
3711 Recovered Income-Sale of Unit	0.00	833.37	-833.37	-100.0	0.00	10,000.00	-10,000.00	-100.0	10,000.00
3712 Interest Income	1,495.92	277.62	1,218.30	438.8	3,786.81	3,331.00	455.81	13.68	3,331.00
3715 Misc. Income-Fines,Plaza Roo	2.40	433.37	-430.97	-99.45	3,575.82	5,200.00	-1,624.18	-31.23	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	12,083.57	32,382.49	-20,298.92	-62.68	4,962,348.98	4,732,709.00	229,639.98	4.85	4,732,709.00
EXPENSES									
ADMINISTRATIVE									
4005 Accounting	1,655.00	1,833.37	178.37	9.73	31,255.00	22,000.00	-9,255.00	-42.07	22,000.00
4007 Annual Fee - DBPR	0.00	175.00	175.00	100.0	2,080.00	2,100.00	20.00	0.95	2,100.00
4008 Application / Screening - Unit	268.00	333.37	65.37	19.61	3,821.00	4,000.00	179.00	4.48	4,000.00
4010 Bad Debt/ Write Offs	0.00	7,500.00	7,500.00	100.0	111,251.83	90,000.00	-21,251.83	-23.61	90,000.00
4012 Bank Charges	60.00	41.63	-18.37	-44.13	1,915.15	500.00	-1,415.15	-283.0	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	83.37	83.37	100.0	556.42	1,000.00	443.58	44.36	1,000.00
4025 Insurance-All Risk	-263.00	0.00	263.00	0	-26,158.89	0.00	26,158.89	0	0.00
4026 Insurance-Claims Deductible	0.00	166.63	166.63	100.0	0.00	2,000.00	2,000.00	100.0	2,000.00
4029 Legal - Unit Owner Fees	6,047.35	0.00	-6,047.35	0	66,525.33	0.00	-66,525.33	0	0.00
4030 Legal - Non recoverable Attorne	784.00	0.00	-784.00	0	0.00	0.00	0.00	0	0.00
4031 Legal- Recoverable Attorney Fe	106,342.10	7,000.00	-99,342.10	-1,419	144,475.05	84,000.00	-60,475.05	-71.99	84,000.00
Legal Expense - Total	113,173.45	7,000.00	-106,173.45	-1,516	211,000.38	84,000.00	-127,000.38	-151.1	84,000.00
4033 Licenses, Fees & Permits	0.00	416.63	416.63	100.0	3,961.07	5,000.00	1,038.93	20.78	5,000.00
4034 Maint Fees - Units104/1624	0.00	1,500.00	1,500.00	100.0	19,812.33	18,000.00	-1,812.33	-10.07	18,000.00
4035 Misc. Office Soft	2,280.47	416.63	-1,863.84	-447.3	5,685.70	5,000.00	-685.70	-13.71	5,000.00
4036 New Hire Fees	60.50	33.37	-27.13	-81.30	7,037.50	400.00	-6,637.50	-1,659	400.00
4039 Office Expense Kitchen	310.11	166.63	-143.48	-86.11	1,834.27	2,000.00	165.73	8.29	2,000.00
4042 Office Expenses Hard Goods	136.97	833.37	696.40	83.56	12,334.93	10,000.00	-2,334.93	-23.35	10,000.00
4043 Office Expense - Computers	573.57	250.00	-323.57	-129.4	6,128.86	3,000.00	-3,128.86	-104.3	3,000.00
Office Expense - Total	1,020.65	1,250.00	229.35	18.35	20,298.06	15,000.00	-5,298.06	-35.32	15,000.00
4046 Postage & Delivery	650.15	500.00	-150.15	-30.03	3,866.19	6,000.00	2,133.81	35.56	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	833.37	833.37	100.0	4,863.79	10,000.00	5,136.21	51.36	10,000.00
4056 Walkie-Talkies/Radios	0.00	166.63	166.63	100.0	3,498.72	2,000.00	-1,498.72	-74.94	2,000.00
BUILDING MAINTENANCE									
4103 Cleaning Supplies - Chemicals	0.00	208.37	208.37	100.0	1,974.00	2,500.00	526.00	21.04	2,500.00
4105 Cleaning Supplies - Paper	0.00	166.63	166.63	100.0	674.41	2,000.00	1,325.59	66.28	2,000.00
4109 Compactors	9.50	333.37	323.87	97.15	1,058.03	4,000.00	2,941.97	73.55	4,000.00

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

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
4111 Electrical Room	0.00	416.63	416.63	100.0	2,000.00	5,000.00	3,000.00	60.00	5,000.00
4113 Fire Alarm System	588.98	33.37	-555.61	-1,665	2,016.17	400.00	-1,616.17	-404.0	400.00
4115 Gym Maintenance	0.00	333.37	333.37	100.0	3,672.50	4,000.00	327.50	8.19	4,000.00
4119 Pool Expense-Large Equipment	0.00	1,500.00	1,500.00	100.0	13,948.26	18,000.00	4,051.74	22.51	18,000.00
4121 Pool Towel Expense	-158.00	0.00	158.00	0	-944.10	0.00	944.10	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	-158.00	1,500.00	1,658.00	110.5	13,430.84	18,000.00	4,569.16	25.38	18,000.00
4127 Elevator Repair (begin use 10/0	0.00	1,416.63	1,416.63	100.0	555.00	17,000.00	16,445.00	96.74	17,000.00
4131 Landscaping	0.00	0.00	0.00	0	600.00	0.00	-600.00	0	0.00
4133 Uniforms	71.80	41.63	-30.17	-72.47	668.73	500.00	-168.73	-33.75	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	333.37	333.37	100.0	0.00	4,000.00	4,000.00	100.0	4,000.00
4140 Parts & Supplies-Misc	1,279.35	4,333.37	3,054.02	70.48	73,231.44	52,000.00	-21,231.44	-40.83	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	6,755.62	8,333.37	1,577.75	18.93	111,093.15	100,000.00	-11,093.15	-11.09	100,000.00
Labor Contract - Total	6,755.62	8,333.37	1,577.75	18.93	116,253.19	100,000.00	-16,253.19	-16.25	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	-44.99	0.00	44.99	0	-1,142.73	0.00	1,142.73	0	0.00
Supplies - Total	1,234.36	4,333.37	3,099.01	71.52	72,152.00	52,000.00	-20,152.00	-38.75	52,000.00
FIXED CONTRACTS									
4203 Chillers Contract	0.00	2,009.50	2,009.50	100.0	25,523.00	24,114.00	-1,409.00	-5.84	24,114.00
4205 Elevator Contract	7,200.00	2,400.00	-4,800.00	-200.0	36,000.00	28,800.00	-7,200.00	-25.00	28,800.00
4207 Copier/Rental - (was 4041)	541.94	400.00	-141.94	-35.49	8,105.05	4,800.00	-3,305.05	-68.86	4,800.00
4209 Fire Alarm	461.54	250.00	-211.54	-84.62	1,036.84	1,000.00	-36.84	-3.68	1,000.00
4210 Housekeeping Contract	11,266.31	11,000.00	-266.31	-2.42	135,710.81	132,000.00	-3,710.81	-2.81	132,000.00
4215 Landscaping Contract	1,241.00	1,333.37	92.37	6.93	17,394.53	16,000.00	-1,394.53	-8.72	16,000.00
4217 Maintenance/Pool Contract	19,118.30	13,833.37	-5,284.93	-38.20	236,437.72	166,000.00	-70,437.72	-42.43	166,000.00
4220 Pest Control	222.60	375.00	152.40	40.64	5,708.90	4,500.00	-1,208.90	-26.86	4,500.00
4223 Phone Insurance Toshiba (was	90.75	125.00	34.25	27.40	1,461.60	1,500.00	38.40	2.56	1,500.00
4225 Security Contract	34,208.55	22,500.00	-11,708.55	-52.04	344,752.21	270,000.00	-74,752.21	-27.69	270,000.00
4229 Valet Contract	16,790.63	12,166.63	-4,624.00	-38.01	151,216.88	146,000.00	-5,216.88	-3.57	146,000.00
4230 Waste Removal Contract	0.00	4,969.00	4,969.00	100.0	62,914.88	59,628.00	-3,286.88	-5.51	59,628.00
4231 Water Treatment Contract	340.00	400.00	60.00	15.00	4,080.00	4,800.00	720.00	15.00	4,800.00
SPECIAL PROJECTS									
4307 Electric Revision	2,650.00	416.63	-2,233.37	-536.0	2,650.00	5,000.00	2,350.00	47.00	5,000.00
4309 Fire Sprinkler Project	21,895.57	12,500.00	-9,395.57	-75.16	146,894.37	150,000.00	3,105.63	2.07	150,000.00
4315 Non-Contracted Supervisory Se	0.00	2,500.00	2,500.00	100.0	120.00	30,000.00	29,880.00	99.60	30,000.00
4321 Repair Concrete on Building W	0.00	1,666.63	1,666.63	100.0	11,807.96	20,000.00	8,192.04	40.96	20,000.00
4322 Chiller Replacement	1,000.00	13,334.12	12,334.12	92.50	20,075.00	160,009.00	139,934.00	87.45	160,009.00
4323 Pool Deck Repair	0.00	4,166.63	4,166.63	100.0	0.00	50,000.00	50,000.00	100.0	50,000.00
4331 Roof Repair	0.00	625.00	625.00	100.0	5,840.99	7,500.00	1,659.01	22.12	7,500.00
SPECIAL ASSESSMENT									
4352 S/A - Generator	542.50	0.00	-542.50	0	79,314.30	0.00	-79,314.30	0	0.00
4353 S/A - Generator Electrical Wirin	0.00	0.00	0.00	0	98,050.84	0.00	-98,050.84	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	0.00	0.00	0.00	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	0.00	0.00	0.00	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	-16,991.32	0.00	16,991.32	0	45,047.15	0.00	-45,047.15	0	0.00
4367 S/A Fire Alarm - Flow & Tampe	12,400.00	0.00	-12,400.00	0	12,400.00	0.00	-12,400.00	0	0.00
4368 S/A Bad Debt	0.00	0.00	0.00	0	3,064.91	0.00	-3,064.91	0	0.00
UTILITIES									
4405 Cable	32,283.32	14,441.63	-17,841.69	-123.5	202,064.42	173,300.00	-28,764.42	-16.60	173,300.00
4410 Electricity	34,454.73	31,666.63	-2,788.10	-8.80	335,471.89	380,000.00	44,528.11	11.72	380,000.00
4415 Gas	2,116.30	4,166.63	2,050.33	49.21	35,779.97	50,000.00	14,220.03	28.44	50,000.00
4416 Gas Transportation	2,040.23	1,666.63	-373.60	-22.42	16,856.17	20,000.00	3,143.83	15.72	20,000.00
Gas Expense - Total	4,156.53	5,833.26	1,676.73	28.74	52,636.14	70,000.00	17,363.86	24.81	70,000.00
4420 Telephone	503.07	433.37	-69.70	-16.08	5,938.06	5,200.00	-738.06	-14.19	5,200.00

