

TRITON TOWER CONDOMINIUM

April

Monthly Manager Report

April 30, 2015

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

DESCRIPTION

April 1st- April 30th Manager Report:

- Financial
- Seville/Triton Project
- Wall and Parapet at 27th and 29th Street
- Ceiling 15th, 16th and 17th Floors
- Lighting Renovation 15th, 16th and 17th Floors
- Parking
- 27th Drainage restoration

FINANCIAL (As of April 30, 2015)

Operating Account: \$ 295, 675. 34

Parking Account: \$ 290, 572. 28

2014 Assessment Account: \$ 212, 200. 20

Security Deposit \$ 121, 242. 63

Collections Report was reviewed and updates provided.

A summary of April Financial Report is available at the office.

SEVILLE/TRITON PROJECT

Valley Crest is maintaining the landscaping area (Center Isles at Triton Entrance) including removal of any debris in the aforesaid area.

27th Street walls structural repair

Company Name: JES Construction Systems Inc.

Lump Sum Cost: \$ 58,362.55

Duration Time: 120 Calendar days*

Commencement: 01 - 30 - 2015

Completion : 05 - 29 - 2015

*Additional Time due to Change Orders, weather Conditions and National Holydays

Work Completed: \$ 28,230.60 = (48.3711 %)

Balance to finish including retainers: \$ 30,131.95 (51.6289 %)

Right of Way, Barriers and permits PD: \$ 6,589.88 Not into Contract Lump Sum.

29th Street walls structural repair

Company Name: JES Construction Systems Inc.

Lump Sum Cost: \$ 178,427.90

Duration Time: 120 Calendar days*

Commencement: 01 - 30 - 2015

Completion : 05 - 29 - 2015

*Additional Time due to Change Orders, weather Conditions and National Holydays

Work Completed: \$ 86,307.55 = (48.3711 %)

Balance to finish including retainers: \$ 92, 120.35 (51.6289 %)

Right of Way, Barriers and permits PD: \$ 20, 143.92 Not into Contract Lump Sum.

Structural Engineer

27 th /29 th street Phase I	: \$ 3, 400.00
27 th /29 th street phase II	: \$ 5, 400.00 / Mo. (Feb 15- March 15)
27 th /29 th street phase II	: \$ 2, 700.00 / Mo. (March 16 - April 15)
27 th / 29 th street phase II	: \$ 2, 700.00/ Mo (April 16 - May 15)
27 th / 29 th street phase II	: \$ 2, 700.00/ Mo (April 16 - May 15)
Total Paid	: \$ 16, 900.00

Fiallo's MEP

Acoustic Ceiling Grid Layout: \$ 700.00

Electrical Grid Layout: \$ 1200.00

Becker & Poliakoff

Legal fee: \$ 1750.00

15th, 16th and 17th Floors Acoustic Ceiling Replacement.

Company Name: Bustamante Company Inc

Cost of Project: \$ 57, 817.06

Duration Time: 60 Calendar days

Commencement: 04 - 21 - 2015

Completion : 06 - 20 - 2015

Work Completed: \$ 46, 253.65 (80%)

Balance to finish: \$ 11, 563.41 (20%)

Permits not included PD: \$ 2, 298.72

City Permit fee paid by Association: \$8, 577.64 Office requested refund to CMB.

15th, 16th and 17th Floors Lighting Renovation.

Company Name: A & P Electrical Contractors.

Cost of project: \$ 30, 960.00

Duration Time: 60 Calendar days

Commencement: 04 - 21 - 2015

Completion : 06 - 20 - 2015 Plus.

Paid: \$20, 460.00 (66%)

Balance to finish: \$ 10, 500.00 (34%)

Permits not included into Contract Sum= \$ 1584.00

2014 Special Assessment: \$ 500, 000.00

Work Completed & Paid from S/A 2014: \$ 240, 995.96

(Included Paco Pump (50% & Prof. Services)

Balance to finish the project: \$ 157, 340.15 (included Paco Pump 50%)

If all projects mentioned above are completed as expected:

The Remaining fund from the 2014 Special Assessment will be \$ 101, 663.89

Balance to continue floors uniformities: \$ 101, 663.89

Bustamante Inc.

Estimate Cost to install new Acoustic Ceiling Floors 4-14: \$ 26, 250.00

A & P Electrical Contractors

Estimate Cost for the lighting renovation Floors 4-14: \$ 10, 450.00 (eight Hi-Hat/Floors).

Employees:

Employees' Lunch room has been renovated with our in-house employees (new floor, new ceiling fan and walls have been Painted).

Employees' Bath room was totally renovated before with our in-house employees (2 new sink, 2 new toilets, new shower new partitions, new extractor, new lights, new tiles on the floor and walls.

27th Drainage restoration

Drainage located on the garage exit gate has been totally restored with our in-house employees.

Wall Decorative Panel.

A wall decorative panel has been installed at the main entrance of Triton with our in-house employees.

Jorge L. Santos

Property Manager