

Condominium Association of Parker Plaza Estates, Inc.

Actual vs. Budget

For the period ended August 31, 2008

(Maintenance Assessment and Loan Payment Allocated Monthly)

	Monthly Actual	Monthly Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Revenue							
Maintenance fees (*Billed Quarterly)	373,224.66	372,843.33	381.33	4,096,610.32	4,101,276.67	(4,666.35)	4,474,120.00
Application fees	450.00	333.33	116.67	6,800.00	3,666.67	3,133.33	4,000.00
Late fees	(25.00)	250.00	(275.00)	6,936.00	2,750.00	4,186.00	3,000.00
Laundry room income	1,400.00	1,400.00	-	16,799.12	15,400.00	1,399.12	16,800.00
Miscellaneous income	1,359.66	2,159.17	(799.51)	63,502.41	23,750.83	39,751.58	25,910.00
Recovered Income	8,104.08	8,333.33	(229.25)	90,061.90	91,666.67	(1,604.77)	100,000.00
Rentals	1,500.00	4,750.00	(3,250.00)	36,000.00	52,250.00	(16,250.00)	57,000.00
Repairs/work orders	1,976.00	1,666.67	309.33	32,413.77	18,333.33	14,080.44	20,000.00
Total Revenue	387,989.40	391,735.83	(3,746.43)	4,349,123.51	4,309,094.17	40,029.35	4,700,830.00
Operating							
A/C mechanical equipment	-	2,750.00	(2,750.00)	19,383.00	30,250.00	(10,867.00)	33,000.00
Cable	28,450.62	11,166.67	17,283.95	146,517.90	122,833.33	23,684.57	134,000.00
Chillers	3,377.50	8,333.33	(4,955.83)	1,544.17	20,325.50	18,781.33	22,000.00
Cleaning supplies	1,119.54	1,000.00	119.54	11,386.10	11,000.00	386.10	12,000.00
Compactors	-	83.33	(83.33)	2,479.00	916.67	1,562.33	1,000.00
Electricity	36,617.21	35,416.67	1,200.54	343,908.59	389,583.33	(45,674.74)	425,000.00
Elevators	(140.72)	2,333.33	(2,474.05)	42,524.31	25,666.67	16,857.64	28,000.00
Gas	6,234.76	10,500.00	(4,265.24)	85,503.33	115,500.00	(29,996.67)	126,000.00
Hot water heaters	-	13,833.33	(13,833.33)	216,345.45	152,166.67	64,178.79	166,000.00
Indoor plants	-	250.00	(250.00)	-	2,750.00	(2,750.00)	3,000.00
Labor contractors(incl Wells)	11,346.77	5,666.67	5,680.10	102,950.87	62,333.33	40,617.54	68,000.00
Landscaping	860.00	1,166.67	(306.67)	17,761.23	12,833.33	4,927.90	14,000.00
Office expenses	2,240.57	2,083.33	157.24	39,025.26	22,916.67	16,108.59	25,000.00
Parts and supplies	11,207.23	5,833.33	5,373.90	91,202.71	64,166.67	27,036.04	70,000.00
Pest control	148.40	625.00	(476.60)	5,872.08	6,875.00	(1,002.92)	7,500.00
Pool maintenance	1,307.03	1,666.67	(359.64)	24,879.62	18,333.33	6,546.29	20,000.00
Postage and deliveries	103.36	375.00	(271.64)	2,188.20	4,125.00	(1,936.80)	4,500.00
Storm Water Wells	-	13,750.00	(13,750.00)	-	151,250.00	(151,250.00)	165,000.00
Telephones	1,014.44	500.00	514.44	5,863.02	5,500.00	363.02	6,000.00
Uniforms	533.90	1,000.00	(466.10)	6,757.36	11,000.00	(4,242.64)	12,000.00
Waste removal	7,049.37	5,000.00	2,049.37	72,622.42	55,000.00	17,622.42	60,000.00
Water and sewer	34,931.46	23,583.33	11,348.13	257,007.01	259,416.67	(2,409.66)	283,000.00
Water treatment	340.00	416.67	(76.67)	4,040.00	4,583.33	(543.33)	5,000.00
Total Operating	146,741.44	140,833.33	5,908.11	1,518,542.96	1,549,166.67	(30,623.70)	1,690,000.00
Administrative							
Accounting	2,556.25	1,250.00	1,306.25	28,138.31	13,750.00	14,388.31	15,000.00
Depreciation/Amortization (Book entry)	-	-	-	-	-	-	-
Insurance - All risk	50,315.94	65,716.67	(15,400.73)	659,978.17	722,883.33	(62,905.16)	788,000.00
Insurance - Claims deductible	-	208.33	(208.33)	-	2,291.67	(2,291.67)	2,500.00
Insurance - Workers' compensation	1,164.00	4,166.67	(3,002.67)	39,509.00	45,833.33	(6,324.33)	50,000.00
Legal/Professional	4,855.13	3,333.33	1,521.80	65,688.20	36,666.67	29,021.53	40,000.00
Licenses - fees - permits	388.27	416.67	(28.40)	4,834.94	4,583.33	251.61	5,000.00
Repay Unit Owners for Legal Fees	-	2,666.67	(2,666.67)	19,018.18	29,333.33	(10,315.15)	32,000.00
Taxes	-	275.00	(275.00)	1,189.67	3,025.00	(1,835.33)	3,300.00
Total Administrative	59,279.59	78,033.33	(18,753.74)	818,356.47	858,366.67	(40,010.20)	936,400.00
Payroll, Taxes and Benefits							
Administrative	12,414.38	14,000.00	(1,585.62)	107,845.13	154,000.00	(46,154.87)	168,000.00
Employee health insurance	1,365.39	3,833.33	(2,467.94)	29,007.69	42,166.67	(13,158.98)	46,000.00
Housekeeping***	11,322.07	14,833.33	(3,511.26)	159,801.77	163,166.67	(3,364.90)	178,000.00
Maintenance	22,434.00	25,833.33	(3,399.33)	325,740.01	284,166.67	41,573.34	310,000.00
Pool	3,232.00	3,500.00	(268.00)	40,745.50	38,500.00	2,245.50	42,000.00
Security*	21,679.20	20,833.33	845.87	332,085.12	229,166.67	102,918.45	250,000.00
Valet**	13,383.00	10,000.00	3,383.00	143,638.95	110,000.00	33,638.95	120,000.00
Holiday funds	-	625.00	(625.00)	5,307.47	6,875.00	(1,567.53)	7,500.00
Taxes - FICA	2,182.98	5,250.00	(3,067.02)	43,218.76	57,750.00	(14,531.24)	63,000.00
Taxes - FUTA	-	191.67	(191.67)	5,378.56	2,108.33	3,270.23	2,300.00
Taxes - Medicare	510.53	1,250.00	(739.47)	10,103.45	13,750.00	(3,646.55)	15,000.00
Taxes - SUTA	-	1,250.00	(1,250.00)	8,275.49	13,750.00	(5,474.51)	15,000.00
Total Payroll, Taxes and Benefits	88,523.55	101,400.00	(12,876.45)	1,211,149.90	1,115,400.00	95,749.90	1,216,800.00
Loan Payment							
Loan(\$11 Mil) (*Paid Quarterly)	71,469.17	71,469.17	0.00	786,160.94	786,160.83	0.11	857,630.00
Total Loan Payment	71,469.17	71,469.17	0.00	786,160.94	786,160.83	0.11	857,630.00
Expenses Summary							
Operating	146,741.44	140,833.33	5,908.11	1,518,542.96	1,549,166.67	(30,623.70)	1,690,000.00
Administrative	59,279.59	78,033.33	(18,753.74)	818,356.47	858,366.67	(40,010.20)	936,400.00
Payroll, Taxes and Benefits	88,523.55	101,400.00	(12,876.45)	1,211,149.90	1,115,400.00	95,749.90	1,216,800.00
Loan Payment	71,469.17	71,469.17	0.00	786,160.94	786,160.83	0.11	857,630.00
Total Expenses	366,013.75	391,735.83	(25,722.08)	4,334,210.27	4,309,094.17	25,116.11	4,700,830.00
Total Revenue	387,989.40	391,735.83	(3,746.43)	4,349,123.51	4,309,094.17	40,029.35	4,700,830.00

* Sub-contracted as of 1/21/2008

***Sub-contracted as of 3/10/2008

**Sub-contracted as of 1/15/2008

The budget assumed 100% of maintenance would be paid. The current year maintenance unpaid is \$91489.21