

Condominium Association of Parker Plaza Estates, Inc.

Actual vs. Budget

For the period ended November 30, 2006

	<u>Monthly</u> <u>Actual</u>	<u>Monthly</u> <u>Budget</u>	<u>Variance</u>	<u>YTD</u> <u>Actual</u>	<u>YTD</u> <u>Budget</u>	<u>Variance</u>	<u>Annual</u> <u>Budget</u>
<b>Revenue</b>							
Maintenance fees	-	372,843.33	(372,843.33)	1,116,080.00	745,686.67	370,393.33	4,474,120.00
Application fees	500.00	333.33	166.67	1,200.00	666.67	533.33	4,000.00
Late fees	100.00	250.00	(150.00)	400.00	500.00	(100.00)	3,000.00
Laundry room income	1,400.00	1,416.67	(16.67)	2,795.72	2,833.33	(37.61)	17,000.00
Miscellaneous income	6,550.29	3,291.67	3,258.62	24,272.49	6,583.33	17,689.16	39,500.00
Rentals	1,360.00	4,500.00	(3,140.00)	9,360.00	9,000.00	360.00	54,000.00
Repairs/ work orders	549.50	833.33	(283.83)	924.50	1,666.67	(742.17)	10,000.00
Total Revenue	10,459.79	383,468.33	(373,008.54)	1,155,032.71	766,936.67	388,096.04	4,601,620.00

<b>Operating</b>							
A/C mechanical equipment	-	2,583.33	(2,583.33)	-	5,166.67	(5,166.67)	31,000.00
Cable	11,142.59	11,000.00	142.59	22,285.18	22,000.00	285.18	132,000.00
Chillers	-	1,683.33	(1,683.33)	-	3,366.67	(3,366.67)	20,200.00
Cleaning supplies	1,008.98	666.67	342.31	1,745.78	1,333.33	412.45	8,000.00
Compactors	-	41.67	(41.67)	-	83.33	(83.33)	500.00
Electricity	32,555.19	42,000.00	(9,444.81)	70,678.14	84,000.00	(13,321.86)	504,000.00
Elevators	2,280.00	2,500.00	(220.00)	4,560.00	5,000.00	(440.00)	30,000.00
Gas	4,356.46	14,500.00	(10,143.54)	10,885.90	29,000.00	(18,114.10)	174,000.00
Indoor plants	13.75	166.67	(152.92)	13.75	333.33	(319.58)	2,000.00
Labor contractors	9,991.40	8,333.33	1,658.07	15,422.58	16,666.67	(1,244.09)	100,000.00
Landscaping	855.88	1,200.00	(344.12)	1,729.77	2,400.00	(670.23)	14,400.00
Parts and supplies	8,166.78	5,000.00	3,166.78	16,197.78	10,000.00	6,197.78	60,000.00
Pest control	523.40	500.00	23.40	1,046.80	1,000.00	46.80	6,000.00
Pool maintenance	624.70	1,166.67	(541.97)	12,613.79	2,333.33	10,280.46	14,000.00
Radios/Walkie-talkies	-	60.00	(60.00)	-	120.00	(120.00)	720.00
Uniforms	1,136.52	1,000.00	136.52	1,791.46	2,000.00	(208.54)	12,000.00
Waste removal	5,237.21	6,000.00	(762.79)	10,012.15	12,000.00	(1,987.85)	72,000.00
Water and sewer	26,907.82	26,000.00	907.82	44,123.87	52,000.00	(7,876.13)	312,000.00
Water treatment	-	400.00	(400.00)	-	800.00	(800.00)	4,800.00
Total Operating	104,800.68	124,801.67	(20,000.99)	213,106.95	249,603.33	(36,496.38)	1,497,620.00

<b>Administrative</b>							
Accounting	1,123.94	666.67	457.27	1,493.07	1,333.33	159.74	8,000.00
Depreciation/ Amortization	2,371.67	-	2,371.67	4,743.34	-	4,743.34	-
Insurance - All risk	80,510.77	81,416.67	(905.90)	163,963.07	162,833.33	1,129.74	977,000.00
Insurance - Claims deductible	-	208.33	(208.33)	-	416.67	(416.67)	2,500.00
Insurance - Workers' compensation	4,633.56	4,750.00	(116.44)	9,421.57	9,500.00	(78.43)	57,000.00
Legal/Professional	482.25	2,000.00	(1,517.75)	4,703.50	4,000.00	703.50	24,000.00
Licenses - fees - permits	-	250.00	(250.00)	2,165.00	500.00	1,665.00	3,000.00
Office expenses	2,674.29	1,666.67	1,007.62	2,077.98	3,333.33	(1,255.35)	20,000.00
Postage and deliveries	-	500.00	(500.00)	418.99	1,000.00	(581.01)	6,000.00
Telephones	455.53	500.00	(44.47)	900.79	1,000.00	(99.21)	6,000.00
Total Administrative	92,252.01	91,958.33	293.68	189,887.31	183,916.67	5,970.64	1,103,500.00

<b>Payroll, Taxes and Benefits</b>							
Administrative	8,122.07	14,000.00	(5,877.93)	15,961.43	28,000.00	(12,038.57)	168,000.00
Employee health insurance	3,523.24	3,833.33	(310.09)	6,756.30	7,666.67	(910.37)	46,000.00
Housekeeping	13,860.95	14,833.33	(972.38)	28,527.90	29,666.67	(1,138.77)	178,000.00
Maintenance	23,372.43	21,666.67	1,705.76	48,796.61	43,333.33	5,463.28	260,000.00
Pool	3,303.64	3,416.67	(113.03)	7,008.46	6,833.33	175.13	41,000.00
Security	20,538.32	20,833.33	(295.01)	38,506.75	41,666.67	(3,159.92)	250,000.00
Valet	9,583.97	8,333.33	1,250.64	18,903.72	16,666.67	2,237.05	100,000.00
Holiday funds	1,025.00	1,000.00	25.00	1,025.00	2,000.00	(975.00)	12,000.00
Taxes - FICA	6,442.88	5,250.00	1,192.88	10,698.67	10,500.00	198.67	63,000.00
Taxes - FUTA	127.26	191.67	(64.41)	173.26	383.33	(210.07)	2,300.00
Taxes - Medicare	1,506.81	1,216.67	290.14	2,502.12	2,433.33	68.79	14,600.00
Taxes - SUTA	750.84	633.33	117.51	1,022.17	1,266.67	(244.50)	7,600.00
Total Payroll, Taxes and Benefits	92,157.41	95,208.33	(3,050.92)	179,882.39	190,416.67	(10,534.28)	1,142,500.00

<b>Loan Payment</b>							
Banco Popular (\$11 Million)	53,111.20	71,500.00	(18,388.80)	142,625.89	143,000.00	(374.11)	858,000.00
Total Loan Payment	53,111.20	71,500.00	(18,388.80)	142,625.89	143,000.00	(374.11)	858,000.00

<b>Expenses Summary</b>							
Operating	104,800.68	124,801.67	(20,000.99)	213,106.95	249,603.33	(36,496.38)	1,497,620.00
Administrative	92,252.01	91,958.33	293.68	189,887.31	183,916.67	5,970.64	1,103,500.00
Payroll, Taxes and Benefits	92,157.41	95,208.33	(3,050.92)	179,882.39	190,416.67	(10,534.28)	1,142,500.00
Loan Payment	53,111.20	71,500.00	(18,388.80)	142,625.89	143,000.00	(374.11)	858,000.00
Total Expenses	342,321.30	383,468.33	(41,147.03)	725,502.54	766,936.67	(41,434.13)	4,601,620.00
Total Revenue	10,459.79	383,468.33	(373,008.54)	1,155,032.71	766,936.67	388,096.04	4,601,620.00