

Condominium Association of Parker Plaza Estates, Inc.

Actual vs. Budget

For the period ended September 30, 2008

(Maintenance Assessment and Loan Payment Allocated Monthly)

<i>Revenue</i>	Monthly Actual	Monthly Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
Maintenance fees (*Billed Quarterly)	367,234.68	372,843.33	(5,608.65)	4,463,845.00	4,474,120.00	(10,275.00)	4,474,120.00
Application fees	600.00	333.33	266.67	7,400.00	4,000.00	3,400.00	4,000.00
Late fees	(75.00)	250.00	(325.00)	6,861.00	3,000.00	3,861.00	3,000.00
Laundry room income	1,400.00	1,400.00	-	18,199.12	16,800.00	1,399.12	16,800.00
Miscellaneous income	8,165.29	2,159.17	6,006.12	71,667.70	25,910.00	45,757.70	25,910.00
Recovered Income	31,954.40	8,333.33	23,621.07	122,016.30	100,000.00	22,016.30	100,000.00
Rentals	2,000.00	4,750.00	(2,750.00)	38,000.00	57,000.00	(19,000.00)	57,000.00
Repairs/work orders	1,653.50	1,666.67	(13.17)	34,067.27	20,000.00	14,067.27	20,000.00
Total Revenue	412,932.87	391,735.83	21,197.04	4,762,056.38	4,700,830.00	61,226.38	4,700,830.00

Operating

A/C mechanical equipment	-	2,750.00	(2,750.00)	19,383.00	33,000.00	(13,617.00)	33,000.00
Cable	(1,213.46)	11,166.67	(12,380.13)	145,304.44	134,000.00	11,304.44	134,000.00
Chillers	-	1,833.33	(1,833.33)	20,325.50	22,000.00	(1,674.50)	22,000.00
Cleaning supplies	-	1,000.00	(1,000.00)	11,386.10	12,000.00	(613.90)	12,000.00
Compactors	-	83.33	(83.33)	2,479.00	1,000.00	1,479.00	1,000.00
Electricity	42,250.50	35,416.67	6,833.83	386,159.09	425,000.00	(38,840.91)	425,000.00
Elevators	22,413.50	2,333.33	20,080.17	64,937.81	28,000.00	36,937.81	28,000.00
Gas	5,206.70	10,500.00	(5,293.30)	90,710.03	126,000.00	(35,289.97)	126,000.00
Hot water heaters	(1,750.00)	13,833.33	(15,583.33)	214,595.45	166,000.00	48,595.45	166,000.00
Indoor plants	-	250.00	(250.00)	-	3,000.00	(3,000.00)	3,000.00
Labor contractors(incl Wells)	19,205.99	5,666.67	13,539.32	122,156.86	68,000.00	54,156.86	68,000.00
Landscaping	860.00	1,166.67	(306.67)	18,621.23	14,000.00	4,621.23	14,000.00
Office expenses	849.61	2,083.33	(1,233.72)	39,874.87	25,000.00	14,874.87	25,000.00
Parts and supplies	6,714.75	5,833.33	881.42	97,991.63	70,000.00	27,991.63	70,000.00
Pest control	898.40	625.00	273.40	6,770.48	7,500.00	(729.52)	7,500.00
Pool maintenance	333.35	1,666.67	(1,333.32)	25,212.97	20,000.00	5,212.97	20,000.00
Postage and deliveries	518.99	375.00	143.99	2,707.19	4,500.00	(1,792.81)	4,500.00
Storm Water Wells	(11,500.00)	13,750.00	(25,250.00)	(11,500.00)	165,000.00	(176,500.00)	165,000.00
Telephones	590.55	500.00	90.55	6,453.57	6,000.00	453.57	6,000.00
Uniforms	291.91	1,000.00	(708.09)	7,049.27	12,000.00	(4,950.73)	12,000.00
Waste removal	6,654.12	5,000.00	1,654.12	79,276.54	60,000.00	19,276.54	60,000.00
Water and sewer	12,708.16	23,583.33	(10,875.17)	269,715.17	283,000.00	(13,284.83)	283,000.00
Water treatment	340.00	416.67	(76.67)	4,380.00	5,000.00	(620.00)	5,000.00
Total Operating	105,373.07	140,833.33	(35,460.26)	1,623,990.20	1,690,000.00	(66,009.80)	1,690,000.00

Administrative

Accounting	2,416.25	1,250.00	1,166.25	30,554.56	15,000.00	15,554.56	15,000.00
Depreciation/Amortization (Book entry)	-	-	-	-	-	-	-
Insurance - All risk	48,692.84	65,716.67	(17,023.83)	708,671.01	788,600.00	(79,928.99)	788,600.00
Insurance - Claims deductible	-	208.33	(208.33)	-	2,500.00	(2,500.00)	2,500.00
Insurance - Workers' compensation	1,164.00	4,166.67	(3,002.67)	40,673.00	50,000.00	(9,327.00)	50,000.00
Legal/Professional	4,661.55	3,333.33	1,328.22	70,349.75	40,000.00	30,349.75	40,000.00
Licenses - fees - permits	121.71	416.67	(294.96)	4,956.65	5,000.00	(43.35)	5,000.00
Repay Unit Owners for Legal Fees	-	2,666.67	(2,666.67)	19,018.18	32,000.00	(12,981.82)	32,000.00
Taxes	-	275.00	(275.00)	1,189.67	3,300.00	(2,110.33)	3,300.00
Total Administrative	57,056.35	78,033.33	(20,976.98)	875,412.82	936,400.00	(60,987.18)	936,400.00

Payroll, Taxes and Benefits

Administrative	22,278.31	14,000.00	8,278.31	130,123.44	168,000.00	(37,876.56)	168,000.00
Employee health insurance	967.12	3,833.33	(2,866.21)	29,974.81	46,000.00	(16,025.19)	46,000.00
Housekeeping***	10,784.00	14,833.33	(4,049.33)	170,585.77	178,000.00	(7,414.23)	178,000.00
Maintenance	39,159.00	25,833.33	13,325.67	364,899.01	310,000.00	54,899.01	310,000.00
Pool	4,968.00	3,500.00	1,468.00	45,713.50	42,000.00	3,713.50	42,000.00
Security*	36,127.50	20,833.33	15,294.17	368,212.62	250,000.00	118,212.62	250,000.00
Valet**	13,599.00	10,000.00	3,599.00	157,237.95	120,000.00	37,237.95	120,000.00
Holiday funds	-	625.00	(625.00)	5,307.47	7,500.00	(2,192.53)	7,500.00
Taxes - FICA	3,939.06	5,250.00	(1,310.94)	47,157.82	63,000.00	(15,842.18)	63,000.00
Taxes - FUTA	60.12	191.67	(131.55)	5,438.68	2,300.00	3,138.68	2,300.00
Taxes - Medicare	921.25	1,250.00	(328.75)	11,026.70	15,000.00	(3,973.30)	15,000.00
Taxes - SUTA	321.92	1,250.00	(928.08)	8,597.41	15,000.00	(6,402.59)	15,000.00
Total Payroll, Taxes and Benefits	133,125.28	101,400.00	31,725.28	1,344,275.18	1,216,800.00	127,475.18	1,216,800.00

Loan Payment

Loan (\$11 Mil) (*Paid Quarterly)	71,469.24	71,469.17	0.07	857,630.18	857,630.00	0.18	857,630.00
Total Loan Payment	71,469.24	71,469.17	0.07	857,630.18	857,630.00	0.18	857,630.00

Expenses Summary

Operating	105,373.07	140,833.33	(35,460.26)	1,623,990.20	1,690,000.00	(66,009.80)	1,690,000.00
Administrative	57,056.35	78,033.33	(20,976.98)	875,412.82	936,400.00	(60,987.18)	936,400.00
Payroll, Taxes and Benefits	133,125.28	101,400.00	31,725.28	1,344,275.18	1,216,800.00	127,475.18	1,216,800.00
Loan Payment	71,469.24	71,469.17	0.07	857,630.18	857,630.00	0.18	857,630.00
Total Expenses	367,023.94	391,735.83	(24,711.89)	4,701,308.38	4,700,830.00	478.38	4,700,830.00
Total Revenue	412,932.87	391,735.83	21,197.04	4,762,056.38	4,700,830.00	61,226.38	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 \$