

2012-2013 Proposed Budget

REVENUE	FY 2011-2012	FY 2012-2013
Maintenance Income	4,344,120.00	4,344,308.00
Rollover Acct Money Market	105,000.00	0.00
Legal/ Lien Fees	57,000.00	57,000.00
Special Assessment Recovery	0.00	1,520.00
Storage	37,400.00	37,000.00
Rentals-101/102/103/317/1108	33,060.00	35,000.00
Late Fees	4,968.00	10,000.00
FOBS (Medeco) Keys	13,564.00	5,000.00
Parking - Contractor	17,453.00	13,000.00
Parking - Valet	24,384.00	25,000.00
Parking - Tickets	25,000.00	25,000.00
Parking - Monthly	25,500.00	30,000.00
Repairs/Emergency/Clean up	0.00	14,380.00
NSF Fees Recovered	540.00	500.00
Condo Docs	500.00	700.00
Copies/Fax/Stamps	1,099.00	1,000.00
Application Fees	7,050.00	7,000.00
Elevator Fees	240.00	500.00
Estoppel	5,700.00	7,000.00
Laundry Income	11,600.00	12,500.00
Recovered Bad Debt	0.00	80,000.00
Recovered Income	10,000.00	0.00
Interest Income	3,331.00	3,000.00
Misc. Income-Fines,Plaza Room Rentals	5,200.00	3,800.00
TOTAL COLLECTED REVENUE	4,732,709.00	4,713,208.00
EXPENSES		
ADMINISTRATIVE		
Accounting	22,000.00	38,000.00
Annual Fee - DBPR	2,100.00	2,800.00
Application / Screening - Unit	4,000.00	4,000.00
Bad Debt/ Write Offs	90,000.00	70,000.00
Bank Charges	500.00	2,000.00
Election Expenses	0.00	5,000.00
Employee Gas	1,000.00	800.00
Insurance-All Risk	712,223.00	802,338.65
Insurance-Claims Deductible	2,000.00	2,000.00
Legal-Unit Owner Fees	0.00	60,000.00
Legal-Non Recoverable Fees	0.00	500.00
Legal- Recoverable Attorney Fee	84,000.00	47,000.00
Licenses, Fees & Permits	5,000.00	5,000.00
Maint Fees - Units104/1624	18,000.00	18,000.00
Misc. Office Soft	5,000.00	5,000.00
New Hire Fees	400.00	5,000.00
Maint Fee Unit#317 &1108	0.00	17,000.00
Office Expense Kitchen	2,000.00	2,500.00
Office Expenses Hard Goods	10,000.00	15,188.00
Office Expense - Computers	3,000.00	6,000.00

ADMINISTRATIVE EXPENSES -Continued	FY 2011-2012	FY 2012-2013
Postage & Delivery	6,000.00	3,800.00
Taxes (709/1725/Laundry)	5,500.00	2,400.00
Parker Owned Unit Expenses	10,000.00	2,500.00
Walkie-Talkies/Radios	2,000.00	2,000.00
TOTAL ADMINISTRATIVE	984,723.00	1,118,826.65
BUILDING MAINTENANCE		
Cleaning Supplies - Chemicals	2,500.00	2,500.00
Cleaning Supplies - Paper	2,000.00	1,250.00
Compactor Containers	0.00	2,500.00
Compactors	4,000.00	1,500.00
Compactor Repairs	0.00	1,500.00
Electrical Room	5,000.00	2,500.00
Fire Alarm System	400.00	900.00
Gym Maintenance	4,000.00	3,600.00
Pool Expense-Large Equipment	18,000.00	18,000.00
Pool Chemicals	0.00	13,528.00
Pool Towel Expense	0.00	500.00
Pool Repairs	0.00	25,000.00
Pool Equipment Expense	0.00	750.00
Pool Furniture /Umbrellas	0.00	3,500.00
Elevator Repair (begin use 10/09)	17,000.00	17,000.00
Chiller Repair	0.00	20,000.00
Landscaping	0.00	4,000.00
Uniforms	500.00	700.00
Unit Trash Bags	4,000.00	0.00
Parts & Supplies-Misc	52,000.00	50,000.00
Parts & Supplies-FOB	0.00	500.00
Parts & Supplies-Transponders	0.00	500.00
Labor Contract-Electrical	0.00	2,500.00
Labor Contract-Gate & Arm Repairs	0.00	1,500.00
Labor Contract-FOB	0.00	1,500.00
Labor Contract - Misc	100,000.00	66,000.00
Labor Contract - Pool/Contr/Maint	0.00	400.00
Supplies-Plumbing	0.00	500.00
TOTAL BUILDING MAINTENANCE	209,400.00	242,628.00
FIXED CONTRACTS		
Chillers Contract	24,114.00	6,000.00
Elevator Contract	28,800.00	28,800.00
Copier/Rental	4,800.00	6,500.00
Fire Alarm	1,000.00	1,000.00
Housekeeping Contract	132,000.00	132,000.00
Landscaping Contract	16,000.00	15,000.00
Maintenance/Pool Contract	166,000.00	240,000.00
Pest Control	4,500.00	4,500.00
Phone Insurance Toshiba	1,500.00	1,500.00
Security Contract	270,000.00	332,000.00
Valet Contract	146,000.00	146,000.00
Waste Removal Contract	59,628.00	60,000.00
Water Treatment Contract	4,800.00	4,800.00
TOTAL FIXED CONTRACTS	859,142.00	978,100.00

SPECIAL PROJECTS	FY 2011-2012	FY 2012-2013
Electric Revision	5,000.00	8,000.00
Fire Sprinkler Project	150,000.00	0.00
Non-Contracted Supervisory Service	30,000.00	5,000.00
Repair Concrete on Building Walls	20,000.00	20,000.00
Chiller Replacement	160,009.00	0.00
Pool Deck Repair	50,000.00	15,689.35
Rear Parking Lot Repair	0.00	20,000.00
Cameras	0.00	10,000.00
Roof Repair	7,500.00	7,500.00
S/A Bad Debt	0.00	1,520.00
TOTAL SPECIAL PROJECTS	422,509.00	87,709.35
UTILITIES		
Cable	173,300.00	175,000.00
Electricity	380,000.00	330,000.00
Gas	50,000.00	40,000.00
Gas Transportation	20,000.00	20,000.00
Telephone	5,200.00	5,200.00
Water & Sewer	390,000.00	390,000.00
TOTAL UTILITIES	1,018,500.00	960,200.00
PAYROLL,TAXES,BENEFITS		
Workmen's Comp	16,000.00	16,000.00
P/R Administration/Office	140,000.00	170,000.00
P/R Housekeeping	21,840.00	22,000.00
P/R Maintenance	40,560.00	105,000.00
P/R Pool	48,000.00	40,000.00
P/R Contractor Inspector	30,680.00	30,000.00
Employee Health	26,715.00	20,000.00
Holiday Gift Fund	9,000.00	8,000.00
Special Events Fund	6,240.00	8,000.00
P/R Tax - Fica	17,000.00	30,000.00
P/R Tax Medicare	1,100.00	2,500.00
P/R Tax Futa	15,000.00	2,000.00
P/R Tax Suta	2,300.00	9,000.00
TOTAL PAYROLL,TAXES,BENEFITS	374,435.00	462,500.00
LOAN PAYMENT BANCO POPULAR (P&I)		
Interest/Principal 11 Million Loan	764,000.00	763,244.00
Loan from PP Recovery Acct	100,000.00	100,000.00
TOTAL PAYMENT	864,000.00	863,244.00
TOTAL EXPENSES	4,732,709.00	4,713,208.00
SUMMARY		
TOTAL ADMINISTRATIVE	984,723.00	1,118,826.65
TOTAL BUILDING MAINTENANCE	209,400.00	242,628.00
TOTAL FIXED CONTRACTS	859,142.00	978,100.00
TOTAL SPECIAL PROJECTS	422,509.00	87,709.35
TOTAL UTILITIES	1,018,500.00	960,200.00
TOTAL PAYROLL,TAXES,BENEFITS	374,435.00	462,500.00
TOTAL LOAN PAYMENT	864,000.00	863,244.00
GRAND TOTAL	4,732,709.00	4,713,208.00

CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.

MAINTENANCE FEE SCHEDULE (WITHOUT RESERVES)

2012- 2013

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL % ROUNDED	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER	ANNUAL MAINTENANCE FEES ROUNDED
A	0.17819	80	14.26%	\$ 619,263	\$ 7,741	\$ 1,935	\$ 619,200
B	0.18199	80	14.56%	\$ 632,487	\$ 7,906	\$ 1,977	\$ 632,640
C	0.19375	200	38.75%	\$ 1,683,347	\$ 8,417	\$ 2,104	\$ 1,683,200
D	0.19673	120	23.61%	\$ 1,025,599	\$ 8,547	\$ 2,137	\$ 1,025,760
E	0.21509	40	8.60%	\$ 373,751	\$ 9,344	\$ 2,336	\$ 373,760
104	0.2244	1	0.22%	\$ 9,748	\$ 9,748	\$ 2,437	\$ 9,748
TOTAL							\$ 4,344,308

MAINTENANCE FEE SCHEDULE (WITH RESERVES)

2012 - 2013

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER
A	0.17819	80	14.26%	\$ 890,950	\$ 11,137	\$ 2,784
B	0.18199	80	14.56%	\$ 909,950	\$ 11,374	\$ 2,844
C	0.19375	200	38.75%	\$ 2,421,875	\$ 12,109	\$ 3,027
D	0.19673	120	23.61%	\$ 1,475,475	\$ 12,296	\$ 3,074
E	0.21509	40	8.60%	\$ 537,725	\$ 13,443	\$ 3,361
104	0.2244	1	0.22%	\$ 14,025	\$ 14,025	\$ 3,506
TOTAL			100%	\$6,250,000.00		

Condominium Association of Parker Plaza Estates, Inc.

Reserve Calculation

2012-2013

Components	Estimated Replacement Cost	Estimated Remaining Life	Reserve as of SEPT 30,2012	Balance To Be Funded	Annual Reserve	Quarterly Reserve
EXTERIOR PAINT	\$ 400,000	0	0	\$ 400,000	400,000	\$ 100,000
						\$ -
ROOF	\$ 450,000	4	0	\$ 450,000	112,500	\$ 28,125
						\$ -
EMERGENCY GENERATOR	\$ 200,000	20	0	\$ 200,000	10,000	\$ 2,500
						\$ -
A/C TOWER	\$ 200,000	5	0	\$ 200,000	40,000	\$ 10,000
						\$ -
A/C CHILLERS	\$ 400,000	4	0	\$ 400,000	100,000	\$ 25,000
						\$ -
COMPACTORS	\$ 150,000	0	0	\$ 150,000	150,000	\$ 37,500
						\$ -
ELEVATORS	\$ 3,600,000	7	0	\$ 3,600,000	514,286	\$ 128,572
						\$ -
CARPETS	\$ 350,000	4	0	\$ 350,000	87,500	\$ 21,875
						\$ -
PAVING	\$ 500,000	0	0	\$ 500,000	500,000	\$ 125,000
						\$ -
TOTALS	\$ 6,250,000		\$ -	\$ 6,250,000	1,914,286	\$ 478,572

FY 2012-2013

FUNDING - RESERVE ONLY - ANNUAL RESERVE REQUIRED \$1,914,286

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL PER UNIT TYPE	PER UNIT TOTAL ANJUAL	PER UNIT QUARTERLY
A	0.0017819	80	14.255%	\$ 272,885	3,411	\$ 853
B	0.0018199	80	14.56%	\$ 278,705	3,484	\$ 871
C	0.0019375	200	38.75%	\$ 741,786	3,709	\$ 928
D	0.0019873	120	23.608%	\$ 451,917	3,766	\$ 941
E	0.0021509	40	8.60%	\$ 164,698	4,117	\$ 1,029
104		1	0.22%	\$ 4,296	4,296	\$ 1,074
TOTAL				\$ 1,914,286	22,783	\$ 5,696