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### *Independent Auditor's Report*

To the Board of Directors and Unit Owners of  
Condominium Association of Parker Plaza Estates, Inc.  
Hallandale, Florida

We have audited the accompanying balance sheet of Condominium Association of Parker Plaza Estates, Inc. as of September 30, 2010, and the related statement of revenues, expenses and changes in fund balances and cash flows for the year then ended. These financial statements are the responsibility of the Association's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Condominium Association of Parker Plaza Estates, Inc. as of September 30, 2010, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

*Catarineau + Givens, P.A.*

Catarineau & Givens, P.A.  
Miami, Florida 33183  
December 17, 2010

# Condominium Association of Parker Plaza Estates, Inc.

## Balance Sheet

September 30, 2010

<u>ASSETS</u>	<u>OPERATING</u>	<u>RESTRICTED</u>	<u>TOTAL</u>
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 976,196	\$ -	\$ 976,196
Assessments receivable from members, net of reserves	81,540	-	81,540
Prepaid insurance	465,362	-	465,362
Other current assets	612	-	612
Total Current Assets	1,523,710	-	1,523,710
Property and equipment, net of accumulated depreciation (Note 6)	1,394,689	-	1,394,689
<b>OTHER ASSETS</b>			
Closing costs, net of accumulated amortization of \$ 691	4,468	-	4,468
Utility deposits	18,160	-	18,160
Total Other Assets	22,628	-	22,628
<b>TOTAL ASSETS</b>	<b>\$ 2,941,027</b>	<b>\$ -</b>	<b>\$ 2,941,027</b>
 <u>LIABILITIES AND FUND BALANCES</u>			
<b>CURRENT LIABILITIES</b>			
Accounts payable and accrued expenses	\$ 188,964	\$ -	\$ 188,964
Insurance contract payable	371,686	-	371,686
Current portion of notes payable	212,331	-	212,331
Accrued interest payable	94,132	-	94,132
Accrued payroll	4,514	-	4,514
Escrow contractors	8,000	-	8,000
Escrow rentals	81,930	-	81,930
Prepaid maintenance	8,449	-	8,449
Insurance proceeds	61,685	-	61,685
Total Current Liabilities	1,031,691	-	1,031,691
<b>LONG-TERM LIABILITIES</b>			
Notes payable, net of current portion	10,070,207	-	10,070,207
Total Long-term Liabilities	10,070,207	-	10,070,207
<b>TOTAL LIABILITIES</b>	11,101,898	-	11,101,898
Commitments and Contingencies (Note 3)			
<b>FUND BALANCE (DEFICIT)</b>	<b>(8,160,871)</b>	<b>-</b>	<b>(8,160,871)</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 2,941,027</b>	<b>\$ -</b>	<b>\$ 2,941,027</b>

See independent auditor's report  
and accompanying notes to financial statements

**Condominium Association of Parker Plaza Estates, Inc.**  
**Statement of Revenues, Expenses and**  
**Changes in Fund Balances**  
**For the Year Ended September 30, 2010**

	<u>OPERATING</u>	<u>RESTRICTED</u>	<u>TOTAL</u>
<b>OPERATING REVENUES</b>			
Member assessments	\$ 4,474,120	\$ -	\$ 4,474,120
Insurance proceeds	202,191	-	202,191
Fees and charges	74,346	-	74,346
Parking	46,216	-	46,216
Rental income	32,150	-	32,150
Repairs / work orders	30,304	-	30,304
Laundry income	16,884	-	16,884
Application fees	10,775	-	10,775
Miscellaneous income	7,881	-	7,881
Late fees	5,025	-	5,025
Interest income	2,492	-	2,492
Total Operating Revenues	<u>4,902,384</u>	<u>-</u>	<u>4,902,384</u>
<b>OPERATING EXPENSES</b>			
Fixed contracts	1,095,774	-	1,095,774
Utilities	928,579	-	928,579
Administrative	854,323	-	854,323
Interest expense	613,749	-	613,749
Special Project	498,686	-	498,686
Salaries and related expenses	331,169	-	331,169
Building operations	318,716	-	318,716
Depreciation and amortization	31,420	-	31,420
Total Operating Expenses	<u>4,672,416</u>	<u>-</u>	<u>4,672,416</u>
<b>EXCESS OF OPERATING REVENUES</b>			
<b>OVER OPERATING EXPENSES</b>	229,968	-	229,968
<b>FUND BALANCE (DEFICIT) - BEGINNING OF YEAR</b>	(8,390,839)	-	(8,390,839)
<b>TRANSFER FROM RESERVE TO OPERATING</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE (DEFICIT) - END OF YEAR</b>	<u>\$ (8,160,871) \$</u>	<u>- \$</u>	<u>(8,160,871)</u>

See independent auditor's report  
and accompanying notes to financial statements

# Condominium Association of Parker Plaza Estates, Inc.

## Statement of Cash Flows

For the Year Ended September 30, 2010

	<u>OPERATING</u>	<u>RESTRICTED</u>	<u>TOTAL</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Excess of operating revenues over expenses	\$ 229,968	\$ -	\$ 229,968
Adjustments to reconcile excess of operating revenues over expenses to net cash provided by operating activities:			
Depreciation	31,235	-	31,235
Amortization	184	-	184
Changes in operating assets and liabilities			
Decrease (increase) in:			
Assessments receivable	(26,969)	-	(26,969)
Other current assets	(612)	-	(612)
Prepaid insurance	(51,946)	-	(51,946)
Prepaid expenses	18,000	-	18,000
Utility deposits	180	-	180
Increase (decrease) in:			
Accounts payable and accrued expenses	43,636	-	43,636
Sales tax payable	(90)	-	(90)
Accrued interest payable	(26,042)	-	(26,042)
Prepaid maintenance	1,406	-	1,406
Accrued payroll	4,514	-	4,514
Escrow contractors	4,250	-	4,250
Insurance proceeds	61,685	-	61,685
Escrow rentals	12,170	-	12,170
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<b>301,569</b>	<b>-</b>	<b>301,569</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Purchase of fixed assets	(2,000)	-	(2,000)
<b>NET CASH USED BY INVESTING ACTIVITIES</b>	<b>(2,000)</b>	<b>-</b>	<b>(2,000)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Net advances and repayments of notes payable	(170,647)	-	(170,647)
Insurance contract payable	41,482	-	41,482
<b>NET CASH USED BY FINANCING ACTIVITIES</b>	<b>(129,165)</b>	<b>-</b>	<b>(129,165)</b>
<b>NET INCREASE IN CASH</b>	<b>170,404</b>	<b>-</b>	<b>170,404</b>
<b>CASH &amp; CASH EQUIVALENTS - BEGINNING OF YEAR</b>	<b>805,792</b>	<b>-</b>	<b>805,792</b>
<b>CASH &amp; CASH EQUIVALENTS - END OF YEAR</b>	<b>\$ 976,196</b>	<b>\$ -</b>	<b>\$ 976,196</b>

See independent auditor's report  
and accompanying notes to financial statements

**Condominium Association of Parker Plaza Estates, Inc.**  
**Notes to Financial Statements**  
**September 30, 2010**

***NOTE 1 - Nature of Activities***

Condominium Association of Parker Plaza Estates, Inc., "the Association", is a statutory association incorporated in the State of Florida in 1970. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of 520 residential units located in Hallandale, Florida.

***NOTE 2 - Significant Accounting Policies***

On July 1, 2009, the Financial Accounting Standards Board ("FASB") issued "The FASB Accounting Standards Codification and the Hierarchy of Generally Accepted Accounting Principles," which establishes the FASB Accounting Standards Codification (the "ASC") as the source of authoritative principles recognized by the FASB to be applied by nongovernmental entities in the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America ("GAAP"). This standard is effective for financial statements issued for interim and annual periods ending after September 15, 2009.

**Fund Accounting**

The Association's governing documents provide certain guidelines for governing its financial activities. Financial resources are classified for reporting purposes in the following funds established according to their nature and purpose:

Operating Fund: This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund: This fund is used to accumulate financial resources designated for future major repairs and replacements. The membership had voted not to fund any replacements for the year.

Restricted Fund: This fund is used to accumulate monies from special assessments designated for specific purposes. There are currently no restricted funds.

**Basis of Presentation**

The Association's financial statements are presented utilizing the accrual method of accounting. Under this accounting method, assessments are recorded as revenues when billed, and expenses are recorded when they are incurred.

**Condominium Association of Parker Plaza Estates, Inc.**  
**Notes to Financial Statements**  
**September 30, 2010**

**NOTE 2 - Significant Accounting Policies (Continued)**

**Property and Equipment**

Real property and common areas are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property to which it has title at cost. Real property not directly associated with unit owners is recognized as assets by the Association when it has title to the property or generates significant cash flows from members or nonmembers on the basis of usage.

Depreciation is computed utilizing the straight-line method over the following estimated useful lives of the assets:

Recreational facility	39 years
Property and equipment	5-7 years

In October 2007, the Association received Unit 709 as settlement from a past board member. At the present time, it is the Board's intention to sell the property after the market settles. The value placed on the apartment is \$262,000 which was the assessed value.

**Member Assessments**

Assessments are levied against the unit owners for their proportionate share of the common expenses and reserves for capital replacements and deferred maintenance as determined by the budget established by the Board of Directors. Assessments are payable quarterly. Assessments receivable at the balance sheet date represents fees due from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are delinquent. Any excess assessments at year-end are retained by the Association for use in the succeeding year.

The board reviewed the delinquent receivables and has established an allowance for doubtful accounts in the amount of \$126,022 as of September 30, 2010.

**Income Taxes**

The Association is subject to filing federal tax returns. A homeowners' association may elect to be taxed as a regular corporation or as a homeowners' association, depending upon which method results in the lower tax. An Association that elects to be taxed as a regular corporation is subject to filing state income returns. If the Association elects to be taxed as a regular corporation, the excess of revenues from members over related expenditures is subject to taxation, unless such excess is returned to the unit owners or is applied to the following year's assessments. If the Association elects to be taxed as a homeowners' association, it is generally taxed only on non-membership income, such as interest income. Membership income is exempt from taxation if certain elections are made. The Association has elected to be taxed as a homeowner's association.

**Condominium Association of Parker Plaza Estates, Inc.**  
**Notes to Financial Statements**  
**September 30, 2010**

***NOTE 2 - Significant Accounting Policies (Continued)***

**Cash and Cash Equivalents**

The Association's cash and cash equivalents include demand deposits and money market instruments. On October 10, 2008, the FDIC increased the insurance limit to \$250,000. At September 30, 2010, funds in accounts insured by the FDIC exceeded the insured limit by approximately \$398,000. The Association has deposits in an investment account which are not insured by the FDIC, instead they are insured by the Securities Investors Protection Corporation ("SPIC"). These funds are insured up to \$500,000 by the SPIC. At September 30, 2010, funds did not exceed the SPIC limits.

**Management Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

***NOTE 3 - Commitments and Contingencies***

The Association is subject to legal matters, which may arise, primarily in the ordinary course of business. The Association does not anticipate any losses with respect to such existing or pending matters at September 30, 2010.

The Association's insurance policies have high-deductibles on windstorm and hail coverage.

***NOTE 4 - Supplemental Disclosures of Cash Flow Information***

Cash paid for interest and income taxes for the year ended September 30, 2010 are as follows:

Interest	\$613,749
	<u>                    </u>
Income taxes	\$ 0
	<u>                    </u>

***NOTE 5 - Subsequent Event***

The Company has evaluated subsequent events through December 17, 2010, which is the date the financial statements were available to be issued.



**Condominium Association of Parker Plaza Estates, Inc.**  
**Notes to Financial Statements**  
**September 30, 2010**

***NOTE 6 - Property and Equipment***

Property and equipment as of September 30, 2010 were as follows:

Recreational facility	\$ 975,000
Recreational facility (Land)	975,000
Apartment (Unit 709), held for investment	262,000
Equipment	<u>68,948</u>
	2,280,948
Less accumulated depreciation	<u>886,259</u>
 Property and equipment, net of accumulated depreciation	 <u><u>\$ 1,394,689</u></u>

Depreciation expense for the year ended September 30, 2010 was \$31,236

***NOTE 7 - Note Payable - Long Term***

The note is payable in quarterly installments of \$190,811.36 including interest. The interest rate is fixed for the first five years and is determined by adding the margin (265 basis points) to the index (5 Year US SWAP) and rounding to the next highest eighth percent, then to adjust every five years, until paid in full. The loan is collateralized by first position assignment and pledge to the Bank of the Association's future income including its right to receive general and any special assessments associated with capital projects.

	\$ 10,282,538
Less: Current maturities of note payable	<u>212,331</u>
Long-term note payable	<u><u>\$ 10,070,207</u></u>

Principal maturities of the mortgage note for each of the next five years are as follows:

For the year ending September 30,

2011	212,331
2012	224,029
2013	236,372
2014	248,972
2015	261,872
2016 and thereafter	<u>9,098,962</u>
	<u><u>\$ 10,282,538</u></u>

Interest expense for the year ended September 30, 2010 was \$ 613,749.

**Condominium Association of Parker Plaza Estates, Inc.**  
**Notes to Financial Statements**  
**September 30, 2010**

***NOTE 8 - Operating Lease***

The Association also leases equipment under several non-cancelable operating leases with unrelated parties which expire in September, 2014. The total amounts paid during the year ended September 30, 2010, was \$6,929

The following is a schedule of future minimum payments required under the above non-cancelable leases:

For the Year Ending September 30,	
2011	\$ 6,929
2012	6,929
2013	5,467
2014	5,467
2015	-
Total	<u>\$ 24,792</u>

***NOTE 9 - Future Major Repairs and Replacements***

At a duly constituted meeting, the Association elected to waive budgeted reserve funding for the year ended September 30, 2010, as they have in all prior years, and accordingly no reserves are shown on the financial statements. If funds are needed as major repairs and replacements occur, the Association has the right, subject to member approval, to increase regular assessments or levy special assessments or it may delay major repairs and replacements until funds are available.

Under Chapter 718.112 of the Florida Statutes, these reserves are for, but not limited to, roof replacement, painting of the building, and pavement resurfacing. When the funds are required for major repairs and replacements, the Association plans to borrow, assess special assessments, or delay repairs and replacements until funds are available. The effect on future assessments has not been determined.

Supplementary  
Information



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*Independent Auditor's Report  
On Supplementary Information*

To the Board of Directors and Unit Owners of  
Condominium Association of Parker Plaza Estates, Inc.  
Hallandale, Florida

Our report on the audit of the basic financial statements of the Condominium Association of Parker Plaza Estates, Inc. for September 30, 2010 appears on page 1. That audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information on future major repairs and replacements on page 15 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

The information included the statement of revenues and expenses - actual vs. budget, statement of detailed operating expenses - actual vs. budget, and supplementary information on future major repairs and replacements on pages 12 - 15 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements, and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Catarineau & Givens, P.A.  
Miami, Florida 33183  
December 17, 2010

**Condominium Association of Parker Plaza Estates, Inc.**  
**Schedule of Operating Fund Revenues and Expenses**  
**Actual vs. Budget**  
**For the Year Ended September 30, 2010**

	Actual	Budget (Unaudited)	Variance
<b>Operating Revenues</b>			
Maintenance fees	\$ 4,474,120	\$ 4,474,120	\$ 0
Insurance proceeds, in excess of costs	202,191	0	202,191
Fees and charges	74,346	41,900	32,446
Parking	46,216	30,900	15,316
Rentals	32,150	40,000	(7,850)
Repairs / work orders	30,304	47,000	(16,696)
Laundry room	16,884	16,800	84
Application fees	10,775	6,000	4,775
Miscellaneous income	7,881	20,000	(12,119)
Late fees	5,025	5,000	25
Interest income	2,492	5,000	(2,508)
Recovered income	0	80,000	(80,000)
	4,902,384	4,766,720	135,664
<b>Operating Expenses</b>			
Building maintenance	318,716	165,667	153,049
Salaries and related expenses	331,169	277,714	53,455
Administration expenses	854,323	907,979	(53,656)
Fixed contracts	1,095,774	1,133,364	(37,590)
Utilities	928,579	957,365	(28,786)
Special projects	498,686	357,000	141,686
Loan interest	613,749	867,631	(253,882)
Repayment of internal loan	100,000	100,000	0
Depreciation and amortization	31,420	-	31,420
	4,772,416	4,766,720	5,696
<b>Excess of Operating Revenues over Operating Expenses</b>	\$ 129,968	\$ -	\$ 129,968

**Condominium Association of Parker Plaza Estates, Inc.**  
**Statement of Detailed Operating Expenses**  
**Actual vs. Budget**  
**For the Year Ended September 30, 2010**

	Actual	Budget (Unaudited)	Variance
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>Administrative</b>			
Accounting	\$ 21,825	\$ 22,000	\$ (175)
Annual fee	2,080	-	2,080
Application screening	6,050	7,500	(1,450)
Bad debt expense	73,428	78,079	(4,651)
Bank charges	473	400	73
Computers	4,278	1,500	2,778
Employee gas	436	250	186
Insurance - all risk	609,302	680,000	(70,698)
Insurance - claims deductible	-	2,000	(2,000)
Licenses/fees/permits	6,742	6,000	742
Maintenance fees	18,472	10,000	8,472
Miscellaneous administrative	8,135	18,050	(9,915)
New hire fees	373	750	(377)
Office	10,764	13,500	(2,736)
Postage and deliveries	5,288	4,500	788
Professional fees	79,900	56,000	23,900
Radios	2,515	1,250	1,265
Taxes	3,844	5,500	(1,656)
Unit 709 expenses	418	700	(282)
<b>Total Administrative Expenses</b>	<b>854,323</b>	<b>907,979</b>	<b>(53,656)</b>
<b>Building Maintenance</b>			
Cleaning supplies	\$ 4,092	\$ 2,000	\$ 2,092
Compactors	1,995	2,400	(405)
Electrical room	-	2,500	(2,500)
Elevator repair	31,262	25,000	6,262
Fire alarm maintenance	562	250	312
Gym maintenance	2,641	750	1,891
Landscaping	1,671	7,500	(5,829)
Outside contractors	156,974	32,250	124,724
Parts and supplies	64,592	64,350	242
Pool maintenance	23,969	18,167	5,802
Tools and equipment	21,985	8,000	13,985
Uniforms	682	1,500	(818)
Unit repairs and supplies	8,291	1,000	7,291
<b>Total Building Maintenance</b>	<b>318,716</b>	<b>165,667</b>	<b>153,049</b>

**Condominium Association of Parker Plaza Estates, Inc.**  
**Statement of Detailed Operating Expenses**  
**Actual vs. Budget**  
**For the Year Ended September 30, 2010**

	Actual	Budget (Unaudited)	Variance
<b>Fixed Contracts</b>			
Chillers	\$ 16,347	\$ 42,564	\$ (26,217)
Copier	6,293	5,200	1,093
Elevator	33,838	58,200	(24,362)
Fire alarm	638	2,400	(1,762)
Housekeeping	145,051	132,000	13,051
Landscaping	15,600	15,600	-
Maintenance contract	278,761	276,000	2,761
Pest control	5,894	7,200	(1,306)
Security/contract	359,428	360,000	(572)
Telephone	1,462	1,900	(438)
Valet/contract	146,009	145,600	409
Waste removal	82,373	81,900	473
Water treatment	4,080	4,800	(720)
<b>Total Fixed Contracts</b>	<b>1,095,774</b>	<b>1,133,364</b>	<b>(37,590)</b>
<b>Salaries and Payroll Costs</b>			
Employee health insurance	26,728	6,650	20,078
Holiday fund	11,033	10,000	1,033
Payroll - Maintenance	27,693	-	27,693
Payroll - Administration	145,067	141,000	4,067
Payroll - Pool	55,336	40,500	14,836
Payroll - Contractor control	31,491	29,674	1,817
Payroll taxes	24,659	34,890	(10,231)
Workers compensation insurance	9,162	15,000	(5,838)
<b>Total Salaries and Payroll Costs</b>	<b>331,169</b>	<b>277,714</b>	<b>53,455</b>
<b>Special Projects</b>			
Electric revision	\$ 2,625	\$ 5,000	\$ (2,375)
Fire Alarm/Sprinkler project	425,428	-	425,428
Non-contracted supervisory service	-	20,000	(20,000)
Repair concrete on building walls	3,000	5,000	(2,000)
Roof repairs	60,000	50,000	10,000
Storm water wells	7,633	277,000	(269,367)
<b>Total Special Projects</b>	<b>498,686</b>	<b>357,000</b>	<b>141,686</b>

**Condominium Association of Parker Plaza Estates, Inc.**  
**Statement of Detailed Operating Expenses**  
**Actual vs. Budget**  
**For the Year Ended September 30, 2010**

	Actual	Budget (Unaudited)	Variance
Utilities			
Cable	\$ 170,442	\$ 159,165	\$ 11,277
Electricity	330,149	398,000	(67,851)
Gas	43,445	52,000	(8,555)
Gas - transportation	15,157	18,000	(2,843)
Telephone	5,379	5,200	179
Water and sewer	364,007	325,000	39,007
Total Utilities	928,579	957,365	(28,786)
Loan Interest (Budget includes principal)	613,749	867,631	(253,882)
Depreciation & Amortization	31,420	-	31,420
<b>TOTAL EXPENSES</b>	<b>4,672,416</b>	<b>4,666,720</b>	<b>5,696</b>



**Condominium Association of Parker Plaza Estates, Inc.**  
**Supplementary Information on**  
**Future Major Repairs and Replacements**  
**September 30, 2010**

The Association's board of directors had estimated the remaining useful lives and the replacement costs of the components of common property. Actual expenditures may vary from these estimated amounts and the variance may be material. As repairs and replacements are necessary, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The schedule below presents significant information based on the Association's board of directors estimates about the components of common property:

Components	Estimated Remaining Useful Lives (Yrs)	Estimated Replacement Cost	Reserves Held for Future Replacement Costs
Exterior painting	2	\$ 250,000	\$ 0
Roof	5	450,000	0
Emergency generator	9	200,000	0
A/C tower	4	200,000	0
A/C chillers	6	1,250,000	0
Compactors	1	150,000	0
Elevators	7	1,500,000	0
Carpets	5	350,000	0
Paving	3	<u>500,000</u>	<u>0</u>
		<u>\$ 4,850,000</u>	<u>\$ 0</u>