

Condominium Association of Parker Plaza Estates, Inc.

2030 South Ocean Drive

Hallandale Beach, Florida 33009

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Email: office@parkerplaza.org

www.parkerplaza.org

August 25, 2009

Dear Unit Owner,

This letter is to officially inform you about past and upcoming events regarding the development and approval process of the 2009–2010 operating budget.

Over the past months, the Budget Committee has been working to prepare the proposed budget for the 2009–2010 fiscal year, which begins October 1, 2009 and ends September 30, 2010. The Budget Committee presented their proposed budget at the August 24, 2009 meeting of the Board of Directors, at which time the Board passed a motion approving this mailing.

The proposed 2009–2010 budget will be discussed and voted at the Board of Directors meeting scheduled for September 24, 2009, at 7:30PM in the Plaza Room. You will find the agenda for this upcoming meeting as part of the enclosed materials.

Attached you will also find several pages containing detailed information regarding the proposed 2009-2010 budget. The good news is that, as proposed, the maintenance fees for 2009–2010 will remain the same as they have been for the past few years... there will be **NO INCREASE** in maintenance fees for this coming fiscal year!

Page 1 of the budget attachment shows the maintenance fees schedules for each type of unit, with and without reserves. The top set of numbers represent the fees per unit without reserves. **THESE NUMBERS ARE THE SAME AS IN THE PAST THREE YEARS, AND ARE THE ONES PROPOSED FOR THE UPCOMING YEAR.** The numbers at the bottom of Page 1 represent the fees per unit with reserves; however, reserves were waived, or voted down, at the Annual Meeting of the Unit Owners held on February 19, 2009, and these numbers are **NOT BEING PROPOSED.** Even though we voted against reserves, we are still required to provide this “with reserves” information.

Pages 2 and 3 of the budget attachment contain details of the various budget line items for 2009–2010, and include a number of columns containing the corresponding number from previous years.

Page 4 of the budget attachment contains reserve calculations which we prepare every year, as required, even though we have consistently waived reserves.

We hope to see you at the upcoming meeting of the Board of Directors and please watch your mail for your 2009-2010 payment schedules.

Respectfully Yours,

Board of Directors

Condominium Association of Parker Plaza Estates, Inc.

Enclosures

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MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 24, 2009 7:30 PM IN THE PLAZA ROOM

AGENDA

Call to Order

Roll Call

Proof of Notice of Meeting

Reading of Minutes

Reports

- Treasurer's Report

Old Business

- Consideration and Approval of Proposed Annual Operating Budget for 2009-2010

Open Discussion

Adjournment

PROPOSED MAINTENANCE PAYMENT SCHEDULE (WITHOUT RESERVES) PAYMENTS DUE OCTOBER 1, 2009, JANUARY 1, 2010, APRIL 1, 2010, JULY 1, 2010

<u>UNIT TYPE</u>	<u>UNIT NUMBER</u>	<u>AMOUNT</u>
A	02-11-16-25	\$1,993.00
B	01-03-15-17	\$2,035.00
C	04-05-08-09-10-18-19-22-23-24	\$2,168.00
D	06-07-12-20-21-26	\$2,200.00
E	14-27	\$2,406.00

On February 19, 2009, at the duly called Annual Meeting of the Condominium Association of Parker Plaza Estates, Inc., the majority of unit owners voted against reserves for the fiscal year 2009-2010.

Condominium Association of Parker Plaza Estates, Inc.

2009-2010 Proposed Operating Budget

SUMMARY	Proposed 09-10 Annual Budget	2008-2009 Budget		
Billed Revenue	\$ 4,729,720	\$ 4,624,120		
Uncollected Maintenance Fees		\$ (79,975)		
Net Total Revenue	\$ 4,729,720	\$ 4,544,145		
Total Fixed Contracts	\$ 857,364	\$ 847,260		
Total Utilities	\$ 967,365	\$ 963,165		
Total Building Maintenance	\$ 165,667	\$ 190,800		
Total Special Projects	\$ 357,000	\$ 168,000		
Total Payroll, Taxes, Benefits	\$ 584,793	\$ 687,700		
Total Administrative	\$ 829,900	\$ 829,590		
Total Loan Payment	\$ 957,631	\$ 857,630		
Total Other Expenses (Insurance)	\$ 10,000	\$ -		
Total Expenses	\$ 4,729,720	\$ 4,544,145		
End of Year Surplus/Deficit	\$ 0	\$ 0		

REVENUE DETAILS	Proposed 09-10 Annual Budget	Proposed 08-09 Annual Budget		
Maintenance Fees (*Billed Quarterly)	\$ 4,474,120	\$ 4,474,120		
Application Fees	\$ 6,000	\$ 6,000		
Condominium Documents	\$ 400			
Copies, Faxes, and Stamps	\$ 1,000			
Elevator Usage Fee	\$ 500			
Estopple Letter Fees	\$ 4,000			
Fobs	\$ 1,000			
Interest Income	\$ 5,000			
Late Fees	\$ 5,000	\$ 6,000		
Laundry Room Income	\$ 16,800	\$ 24,000		
Legal/ Lien Fees	\$ 12,000			
Miscellaneous Income, Refunds	\$ 20,000	\$ 30,000		
NSF Funds Fees	\$ 500			
Parking - Daily	\$ 8,500			
Parking - Discount Tickets	\$ 12,000			
Parking - Monthly	\$ 8,400			
Recovered Income	\$ 50,000	\$ -		
Remotes - Garage Clickers	\$ 2,500			
Rentals	\$ 40,000	\$ 42,000		
Repairs/Work Orders - Labor	\$ 25,000	\$ 42,000		
Repairs/ Work Orders - Parts	\$ 17,000			
Storage	\$ 20,000			
Billed Revenue	\$ 4,729,720	\$ 4,624,120		
Uncollected Maintenance Fees		\$ (79,975)		
Total Net Revenue	\$ 4,729,720	\$ 4,544,145		

EXPENSE DETAILS - SEE NEXT PAGE

Condominium Association of Parker Plaza Estates, Inc.

2009-2010 Proposed Operating Budget

EXPENSE DETAILS	Proposed 09-10 Annual Budget	2008-2009 Actual
A/C Mechanical Equipment	\$ -	\$ -
Chillers	\$ 42,564	\$ 42,564
Copier/ Buy Rental	\$ 5,200	
Elevators	\$ 58,200	\$ 58,200
Fire Alarm	\$ 2,400	
Landscaping	\$ 15,600	\$ 15,600
Pest Control	\$ 7,200	\$ 7,200
Phone Insurance	\$ 400	
Phone Maintenance	\$ 1,500	
Waste Removal	\$ 81,900	\$ 81,900
Water Treatment	\$ 4,800	\$ 4,800
Housekeeping/Contract	\$ 132,000	\$ 132,000
Security/Contract	\$ 360,000	\$ 360,000
Valet/Contract	\$ 145,600	\$ 160,596
Total Fixed Contracts	\$ 857,364	\$ 847,260
Cable	\$ 159,165	\$ 159,165
Electricity	\$ 408,000	\$ 408,000
Gas	\$ 52,000	\$ 100,800
Gas Transportation	\$ 18,000	
Telephones	\$ 5,200	\$ 7,200
Water and Sewer	\$ 325,000	\$ 288,000
Total Utilities	\$ 967,365	\$ 963,165
Cleaning Supplies - Chemicals	\$ 1,000	\$ 6,000
Cleaning Supplies - Paper	\$ 1,000	
Compactors	\$ 2,400	\$ 2,400
Electrical Room	\$ 2,500	
Elevator Repair	\$ 25,000	
Fire Alarm System	\$ 250	
Gym	\$ 750	
Outside Contractors	\$ 52,250	\$ 60,000
Parts and Supplies (includes Pool Supplies)	\$ 70,017	\$ 72,000
Pool Maintenance	\$ 8,000	\$ 30,000
Uniforms/Carpet/Mats	\$ 1,500	\$ 4,800
Trash Bags	\$ 1,000	
Total Building Maintenance	\$ 165,667	\$ 190,800
Hot Water Heaters	\$ -	\$ -
Electrical Revision	\$ 5,000	
Non Contracted- Supervisory Service	\$ 20,000	
Repair Concrete on Building Walls	\$ 5,000	
Roof Repair	\$ 50,000	
Storm Water Wells	\$ 277,000	\$ 168,000
Total Special Projects	\$ 357,000	\$ 168,000
Accounting (plus Audit)	\$ 22,000	\$ 12,000
Application/ Screening for Units	\$ 7,500	
Bank Charges	\$ 400	
Computers	\$ 1,500	
Employee Gas	\$ 250	
Interest - Charge from vendors	\$ 50	
Office Expenses	\$ 10,000	\$ 30,000
Office Expense Kitchen	\$ 3,500	
Maintenance Fees - 101/102/103/104/709	\$ 10,000	\$ 9,800
Postage and Deliveries	\$ 4,500	\$ 3,600
Depreciation/Amortization (Book Entry)	\$ -	\$ -
Insurance - All Risk	\$ 680,000	\$ 692,000
Insurance - Claims Deductible	\$ 2,000	\$ -
Legal/Professional	\$ 56,000	\$ 54,000
Licenses/Fees/Permits	\$ 6,000	\$ 3,000
Radios	\$ 1,250	
Repay Unit Owners for Legal Fees	\$ -	\$ -
Taxes - 709/ Laundry	\$ 5,500	\$ 1,190
Miscellaneous Office Expense	\$ 18,000	
New Hire Fees	\$ 750	
Unit 709 Expenses	\$ 700	
Total Administrative	\$ 829,900	\$ 829,590
Administrative	\$ 177,000	\$ 212,500
Contractor Control	\$ 29,674	
Employee Health Insurance	\$ 36,000	\$ 36,000
Insurance - Workers' Compensation	\$ 24,000	\$ 24,000
Maintenance	\$ 171,360	\$ 326,400
Pool	\$ 40,500	\$ 46,800
Holiday Funds	\$ 6,000	\$ 6,000
Additional Holiday Funds	\$ 4,000	
Structural	\$ 31,200	
Taxes - FICA	\$ 29,124	\$ 45,600
Taxes - FUTA	\$ 25,366	\$ 1,200
Taxes - Medicare	\$ 6,812	\$ 9,600
Taxes - SUTA	\$ 3,758	\$ 3,600
Total Payroll, Taxes, Benefits	\$ 584,793	\$ 687,700
Loan Payment	\$ 957,631	\$ 857,630

CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.

MAINTENANCE FEE SCHEDULE (WITHOUT RESERVES)

2009-2010

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER
A	0.17819	80	14.2552	\$ 637,760	\$ 7,972	\$ 1,993
B	0.18199	80	14.5592	\$ 651,200	\$ 8,140	\$ 2,035
C	0.19375	200	38.7500	\$ 1,734,400	\$ 8,672	\$ 2,168
D	0.19673	120	23.6076	\$ 1,056,000	\$ 8,800	\$ 2,200
E	0.21509	40	8.6036	\$ 384,960	\$ 9,624	\$ 2,406
104	0.22440	1	0.2244	\$ 9,800	\$ 9,800	\$ 2,450
TOTAL		521	100%	\$ 4,474,120		

MAINTENANCE FEE SCHEDULE (WITH RESERVES)

2009-2010

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER
A	0.17819	80	14.2552	\$ 800,009	\$ 10,000	\$ 2,500
B	0.18199	80	14.5592	\$ 816,909	\$ 10,211	\$ 2,553
C	0.19375	200	38.7500	\$ 2,175,443	\$ 10,877	\$ 2,719
D	0.19673	120	23.6076	\$ 1,324,696	\$ 11,039	\$ 2,760
E	0.21509	40	8.6036	\$ 482,884	\$ 12,072	\$ 3,018
104	0.22440	1	0.2244	\$ 12,354	\$ 12,354	\$ 3,089
TOTAL		521	100%	\$ 5,612,295		

Condominium Association of Parker Plaza Estates, Inc.						
Reserve Calculation						
2009-2010						
Components	Estimated Replacement Cost	Estimated Remaining Life	Reserve as of 09/30/09	Balance To Be Funded	Annual Reserve	Quarterly Reserve
Exterior Paint	\$ 250,000	2	0	\$ 250,000	\$ 125,000	\$ 31,250
Roof	\$ 450,000	5	0	\$ 450,000	\$ 90,000	\$ 22,500
Emergency Generator	\$ 200,000	9	0	\$ 200,000	\$ 22,222	\$ 5,556
A/C Tower	\$ 200,000	4	0	\$ 200,000	\$ 50,000	\$ 12,500
A/C Chillers	\$ 1,250,000	6	0	\$ 1,250,000	\$ 250,000	\$ 62,500
Compactors	\$ 150,000	1	0	\$ 150,000	\$ 150,000	\$ 37,500
Elevators	\$ 1,500,000	7	0	\$ 1,500,000	\$ 214,286	\$ 53,572
Carpets	\$ 350,000	5	0	\$ 350,000	\$ 20,000	\$ 17,500
Paving	\$ 500,000	3	0	\$ 500,000	\$ 166,667	\$ 41,667
Total	\$ 4,900,000			\$ 4,900,000	\$ 1,138,175	\$ 284,545

Funding - Reserve Only - Annual Reserve Required = \$1,138,175.00						
2009-2010						
Unit Type	% of Ownership	Number of Units	Total %	Annual Per Unit Type	Per Unit Total Annual	Per Unit Quarter
A	0.0017819	80	14.26%	\$ 162,249	\$ 2,028	\$ 507
B	0.0018199	80	14.56%	\$ 165,709	\$ 2,071	\$ 518
C	0.0019375	200	38.75%	\$ 441,043	\$ 2,205	\$ 551
D	0.0019673	120	23.61%	\$ 268,696	\$ 2,239	\$ 560
E	0.0021509	40	8.60%	\$ 97,924	\$ 2,448	\$ 612
104	0.002244	1	0.22%	\$ 2,554	\$ 2,554	\$ 639
TOTAL		521	100.00%	\$ 1,138,175		