

PARKER PLAZA ESTATES CONDOMINIUM ASSOCIATION, INC.

2030 S. Ocean Dr., Hallandale Beach, FL 33009

Managed by KW Property Management & Consulting

Dear Residents,

At the Budget Meeting held on September 30, 2026, the Board of Directors adopted the annual budget for the fiscal year October 1, 2026, through September 30, 2027. The adopted budget increases total assessments by approximately 5%. The approved budget, reserve schedule and maintenance amounts by unit type are enclosed.

The operating budget is essentially unchanged. The increase comes primarily from a larger contribution to reserves: \$907,601 for the year, approximately \$325,000 more than last year, or approximately \$170 per quarter in additional maintenance per unit, depending upon unit type.

The new assessment amounts are effective October 1, 2026. However, because the annual budget was only recently adopted, the additional amount attributable to the October 1 quarter was not included in the October billing. That amount will therefore be collected as a one-time catch-up adjustment with the payment January 1, 2027.

Accordingly, the January 1 payment will consist of the new regular quarterly assessment shown on the enclosed schedule, plus a one-time catch-up amount of approximately \$170 per unit for the October quarter. This additional amount will be charged only once.

Beginning with the April 1 payment, and again with the July 1 payment, owners will pay only the new regular quarterly assessment reflected in the enclosed schedule, with no additional catch-up charge.

As you know, the Board is aggressively pursuing multiple capital improvements throughout the building. We trust that residents will be pleased to see continued progress and improvements over the coming weeks and months.

As always, we thank you for your participation and support, and we look forward to a bright future for the Parker Plaza community.

If you have any questions, please contact the management office.

Sincerely,

Giuliana Felice, CAM®

General Manager, Parker Plaza Estates Condominium Association, Inc.

On behalf of the Board of Directors

OPERATING BUDGET

ASSOCIATION NAME:

Condominium Association of Parker Plaza Estates, Inc.

ENTITY#:

1068

For the year beginning in October 1, 2026 to October 1, 2027

		2026 Approved Budget Quarterly	2026 Approved Budget Annual	2027 Approved Quarterly Total	2027 Approved Annual Budget Total
<u>Vantaca GL Assessment Income</u>					
411000	411000 - Assessment	\$ 1,505,333	\$ 6,021,331	\$ 1,512,668	\$ 6,050,671
415000	415000 - Reserve Assessment	\$ 145,574	\$ 582,297	\$ 168,662	\$ 674,650
415027	415027 - Reserve Assessment Non-Structural	\$ -	\$ -	\$ 58,238	\$ 232,951
	Total Assessment Income	\$ 1,650,907	\$ 6,603,628	\$ 1,739,568	\$ 6,958,272
<u>Other Income</u>					
420000	420000 - A/C Filter Income	\$ -	\$ -	\$ 1,250	\$ 5,000
420080	420080 - Application/Screening	\$ -	\$ -	\$ 250	\$ 1,000
420270	420270 - Cable Income	\$ 5,000	\$ 20,000	\$ -	\$ -
420720	420720 - Interest Income	\$ 125	\$ 500	\$ 5,000	\$ 20,000
420760	420760 - Key Income	\$ 750	\$ 3,000	\$ 750	\$ 3,000
420780	420780 - Late Fee Income	\$ 2,500	\$ 10,000	\$ 2,500	\$ 10,000
420800	420800 - Late Fee Income Interest	\$ -	\$ -	\$ 2,500	\$ 10,000
420820	420820 - Laundry Income	\$ 750	\$ 3,000	\$ 2,000	\$ 8,000
421180	421180 - Towel & Pool Income	\$ 500	\$ 2,000	\$ 500	\$ 2,000
421320	421320 - Rental Income	\$ 2,600	\$ 10,400	\$ 2,677	\$ 10,708
421500	421500 - Storage Income	\$ 10,000	\$ 40,000	\$ 7,500	\$ 30,000
421620	421620 - Valet Income	\$ 7,500	\$ 30,000	\$ 3,750	\$ 15,000
	Total Other Income	\$ 29,725	\$ 118,900	\$ 28,677	\$ 114,708
	Total Revenue	\$ 1,680,632	\$ 6,722,528	\$ 1,768,245	\$ 7,072,980
<u>Administrative Expenses</u>					
500080	500080 - Accounting/Audit/Tax Fees	\$ 3,250	\$ 13,000	\$ 3,500	\$ 14,000
500120	500120 - Administrative/Other expenses	\$ 1,250	\$ 5,000	\$ 1,250	\$ 5,000
500400	500400 - Bank Charges	\$ 500	\$ 2,000	\$ 500	\$ 2,000
501280	501280 - Electronic Voting	\$ 1,250	\$ 5,000	\$ 1,250	\$ 5,000
501560	501560 - Fees Payable to Division	\$ 520	\$ 2,080	\$ 538	\$ 2,151
502120	502120 - Legal Expense	\$ 13,000	\$ 52,000	\$ 20,500	\$ 82,000
502250	502250 - Legal Fees General Matters	\$ 23,368	\$ 93,470	\$ 23,750	\$ 95,000
502280	502280 - Legal Fees Litigation	\$ 24,018	\$ 96,070	\$ 37,500	\$ 150,000
502440	502440 - Licenses & Permits	\$ 2,500	\$ 10,000	\$ 2,500	\$ 10,000
503040	503040 - Loan Cost Amort	\$ 688	\$ 2,752	\$ -	\$ -
503080	503080 - Loan Interest	\$ 23,750	\$ 95,000	\$ -	\$ -
504000	504000 - Office Supplies	\$ 4,375	\$ 17,500	\$ 4,375	\$ 17,500
504040	504040 - Office Supplies Other	\$ 500	\$ 2,000	\$ 875	\$ 3,500
504480	504480 - Printing & Postage	\$ 6,000	\$ 24,000	\$ 5,000	\$ 20,000
505080	505080 - Social Events	\$ 2,500	\$ 10,000	\$ 1,250	\$ 5,000
506360	506360 - Website Fees	\$ 3,750	\$ 15,000	\$ 3,750	\$ 15,000
805560	805560 - Inspections	\$ 3,750	\$ 15,000	\$ 750	\$ 3,000
	Total Administrative Expenses	\$ 114,968	\$ 459,872	\$ 107,288	\$ 429,151
<u>Utilities</u>					
600000	600000 - Electricity	\$ 95,000	\$ 380,000	\$ 98,515	\$ 394,060
601000	601000 - Natural Gas	\$ 17,500	\$ 70,000	\$ 18,778	\$ 75,113
602000	602000 - Telephone	\$ 2,220	\$ 8,880	\$ -	\$ -
604040	604040 - Water & Sewer	\$ 162,500	\$ 650,000	\$ 185,486	\$ 741,944
701080	701080 - Cable TV	\$ 52,050	\$ 208,201	\$ -	\$ -
707600	707600 - Trash Removal	\$ 15,000	\$ 60,000	\$ 16,200	\$ 64,800
	Total Utilities	\$ 344,270	\$ 1,377,081	\$ 318,979	\$ 1,275,917
<u>Contracts</u>					
701400	701400 - Cooling Tower	\$ 17,093	\$ 68,370	\$ 17,093	\$ 68,370
701640	701640 - Elevator Contract	\$ 7,272	\$ 29,088	\$ 7,638	\$ 30,551

ASSOCIATION NAME:

Condominium Association of Parker Plaza Estates, Inc.

ENTITY#:

1068

For the year beginning in October 1, 2026 to October 1, 2027

		2026 Approved Budget Quarterly	2026 Approved Budget Annual	2027 Approved Quarterly Total	2027 Approved Annual Budget Total
701720	701720 - Elevator Emergency Phone	\$ -	\$ -	\$ 1,458	\$ 5,832
701960	701960 - Equipment Lease Copier	\$ -	\$ -	\$ 975	\$ 3,900
702320	702320 - Fire Alarm Contract	\$ 2,006	\$ 8,025	\$ 2,725	\$ 10,901
703360	703360 - Generator	\$ -	\$ -	\$ 219	\$ 875
703600	703600 - Information Technology Contract	\$ -	\$ -	\$ 567	\$ 2,268
703680	703680 - Internet Units	\$ -	\$ -	\$ 52,224	\$ 208,895
703880	703880 - Janitorial Services	\$ 79,560	\$ 318,240	\$ 70,392	\$ 281,568
703920	703920 - Keytrak system	\$ -	\$ -	\$ 269	\$ 1,076
704120	704120 - Landscaping/Grounds Contract	\$ 5,925	\$ 23,700	\$ 6,312	\$ 25,248
705200	705200 - Management Services	\$ 16,006	\$ 64,025	\$ 18,314	\$ 73,255
705560	705560 - Pest Control	\$ 4,250	\$ 17,000	\$ 4,609	\$ 18,437
705920	705920 - Pool Contract	\$ 3,413	\$ 13,650	\$ 3,450	\$ 13,800
707000	707000 - Security Services	\$ 169,000	\$ 676,000	\$ 171,534	\$ 686,136
707780	707780 - Uniforms	\$ 2,500	\$ 10,000	\$ 2,500	\$ 10,000
707960	707960 - Valet Parking Service	\$ 61,250	\$ 245,000	\$ 61,250	\$ 245,000
708160	708160 - Water Treatment	\$ 1,770	\$ 7,080	\$ 1,789	\$ 7,157
708280	708280 - Window Services	\$ 2,500	\$ 10,000	\$ 5,000	\$ 20,000
Total Contracts		\$ 372,545	\$ 1,490,178	\$ 428,602	\$ 1,714,409
Insurance					
720000	720000 - Insurance	\$ 257,500	\$ 1,030,000	\$ 245,956	\$ 983,823
Total Insurance		\$ 257,500	\$ 1,030,000	\$ 245,956	\$ 983,823
R&M					
800000	800000 - Access Control Gates	\$ 6,250	\$ 25,000	\$ 6,250	\$ 25,000
800240	800240 - Air Cond/HVAC Repairs	\$ 31,250	\$ 125,000	\$ 22,500	\$ 90,000
800640	800640 - Beach & Covers & Towels	\$ 1,875	\$ 7,500	\$ 1,250	\$ 5,000
801120	801120 - Building Repairs & Maint	\$ 37,500	\$ 150,000	\$ 42,725	\$ 170,900
801240	801240 - Camera Repairs	\$ 3,750	\$ 15,000	\$ 2,500	\$ 10,000
801560	801560 - Cleaning Supplies	\$ 1,500	\$ 6,000	\$ 1,250	\$ 5,000
801880	801880 - Contingency	\$ 5,400	\$ 21,600	\$ 4,250	\$ 17,000
802360	802360 - Doors	\$ 1,625	\$ 6,500	\$ 1,625	\$ 6,500
802670	802670 - Electrical & Mechanical	\$ 11,250	\$ 45,000	\$ 5,000	\$ 20,000
802760	802760 - Elevator R&M	\$ 40,000	\$ 160,000	\$ 18,750	\$ 75,000
802920	802920 - Equipment Repairs	\$ 8,750	\$ 35,000	\$ 3,750	\$ 15,000
803240	803240 - Fire Alarm Repairs	\$ 11,250	\$ 45,000	\$ 11,250	\$ 45,000
803560	803560 - Fire Sprinkler Repairs	\$ 2,500	\$ 10,000	\$ 3,000	\$ 12,000
803680	803680 - Fitness Center Equipment R&M	\$ 1,250	\$ 5,000	\$ 1,250	\$ 5,000
804400	804400 - Gate (Entry) Repair Expenses	\$ 3,750	\$ 15,000	\$ 3,750	\$ 15,000
804760	804760 - Generator	\$ 2,625	\$ 10,500	\$ 625	\$ 2,500
805880	805880 - Keys & Locks	\$ 1,250	\$ 5,000	\$ 1,250	\$ 5,000
806160	806160 - Landscaping Extras	\$ 2,500	\$ 10,000	\$ 3,000	\$ 12,000
807400	807400 - Maintenance Supplies	\$ 5,250	\$ 21,000	\$ 5,250	\$ 21,000
807630	807630 - Mold Remediation	\$ 2,500	\$ 10,000	\$ 2,500	\$ 10,000
807880	807880 - Painting & Supplies	\$ 800	\$ 3,200	\$ 1,000	\$ 4,000
808240	808240 - Plumbing R&M	\$ 38,000	\$ 152,000	\$ 38,000	\$ 152,000
808400	808400 - Pool Chemicals	\$ 6,825	\$ 27,300	\$ 2,500	\$ 10,000
809930	809930 - Spa & Pool Repairs	\$ 7,500	\$ 30,000	\$ 7,500	\$ 30,000
810280	810280 - Trash Chute R&M	\$ 2,500	\$ 10,000	\$ 2,500	\$ 10,000
810560	810560 - Water Damages	\$ 6,250	\$ 25,000	\$ 6,250	\$ 25,000
Total R&M		\$ 243,900	\$ 975,600	\$ 199,475	\$ 797,900
Special Projects - Engineering Fees					
802860	802860 - Engineering R&M	\$ 22,500	\$ 90,000	\$ -	\$ -
Total Special Projects - Engineering Fees		\$ 22,500	\$ 90,000	\$ -	\$ -
Payroll & Benefits					

ASSOCIATION NAME:

Condominium Association of Parker Plaza Estates, Inc.

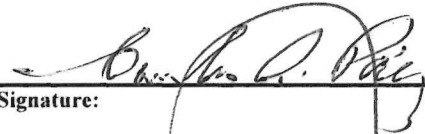
ENTITY#:

1068

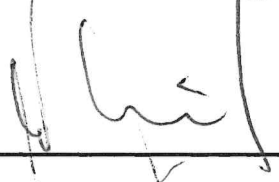
For the year beginning in October 1, 2026 to October 1, 2027

		2026 Approved Budget Quarterly	2026 Approved Budget Annual	2027 Approved Quarterly Total	2027 Approved Annual Budget Total
890000	890000 - Payroll & Benefits	\$ 172,625	\$ 690,500	\$ 233,295	\$ 933,179
890160	890160 - Payroll Bonuses	\$ 6,750	\$ 27,000	\$ 7,750	\$ 31,000
	Total Payroll & Benefits	\$ 179,375	\$ 717,500	\$ 241,045	\$ 964,179
	Reserve Expenses				
900001	900001 - Reserve Contribution Structural	\$ 80,716	\$ 322,864	\$ 168,662	\$ 674,650
900002	900002 - Reserve Contribution Non-Structural	\$ 64,858	\$ 259,433	\$ 58,238	\$ 232,951
	Total Reserve Expenses	\$ 145,574	\$ 582,297	\$ 226,900	\$ 907,601
	Total Expenses	\$ 1,680,632	\$ 6,722,528	\$ 1,768,245	\$ 7,072,980
	Net Income/(Loss)	\$ -	\$ -	\$ -	\$ -

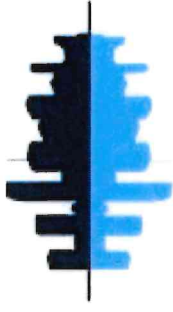
Disclaimer: The Budget and figures are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of preparation. Actual costs of such items may exceed the estimated costs.

Signature: 

Date: 09/30/2026

Signature: 

Date: 09/30/2026



ASSOCIATION NAME: Condominium Association of Parker Plaza Estates, Inc.

KW PROPERTY MANAGEMENT & CONSULTING

Description	Estimated Replacement Cost	Estimated Total Useful Life	Estimated Remaining Useful Life	Projected Fund Balance as of 12/31/26	2027 Quarterly Contribution	2027 Annual Contribution
Pooled Reserves - SIRS (As Per Reserve Study)				\$ -	\$ 168,662.45	\$ 674,649.82
Pooled Reserves - Non SIRS (As Per Reserve Study)				\$ -	\$ 58,237.71	\$ 232,950.83
Grand Total	\$ -			\$ -	\$ 226,900	\$ 907,601

ASSOCIATION NAME: Condominium Association of Parker Plaza Estates, Inc.

ENTITY#: 1068

Yearly Maintenance: 6,050,671

Yearly Reserve Allocation: 907,601

Maintenance and Reserve Income Per Unit for period Beginning October 1, 2026 to October 1, 2027

Quarterly						
Unit Type	Unit Lines	# units per Type	Ownership % per Unit	Total ownership % per unit type	Quarterly Maintenance per unit	Quarterly Reserves per Unit
0000-A	02, 11, 16, 25	80	0.178190%	14.26%	2,695.42 \$	404.31 \$
0000-D	06, 07, 12, 20, 21, 26	120	0.196730%	23.61%	2,975.87 \$	446.38 \$
0000-C	04, 05, 08, 09, 10, 18, 19, 22, 23, 24	200	0.193750%	38.75%	2,930.79 \$	439.62 \$
0000-E	14, 27	40	0.215090%	8.60%	3,253.60 \$	488.04 \$
0000-B	01, 03, 15, 17	80	0.181990%	14.56%	2,752.90 \$	412.94 \$
0000-104		1	0.224400%	0.22%	3,394.43 \$	509.16 \$
Total		521		100%		

VARIANCE SUMMARY

Unit Type	# units per Type	2026 Quarterly Fees	2027 Quarterly Fees	YoY Change (\$)	YoY Change (%)
0000-A	80 \$	2,941.75 \$	3,099.74 \$	158.0	5%
0000-D	120 \$	3,247.83 \$	3,422.25 \$	174.4	5%
0000-C	200 \$	3,198.63 \$	3,370.41 \$	171.8	5%
0000-E	40 \$	3,550.94 \$	3,741.64 \$	190.7	5%
0000-B	80 \$	3,004.49 \$	3,165.84 \$	161.3	5%
0000-104	1 \$	3,704.64 \$	3,903.59 \$	199.0	5%