

Budget Comparison Cash Flow (Cash)	
2030 South Ocean Drive - (parker)	
	Approved Budget
	10/01/13-09/30/14
INCOME	
3110 Maintenance Income	4,702,540.00
3115 Legal/ Lien Fees	25,000.00
3121 Special Assessment Recovery	0.00
3123 Storage	32,000.00
3125 Rentals-101/102/103	25,200.00
3130 Late Fees	4,700.00
3137 FOBS (Medeco) Keys	7,500.00
3144 Parking - Contractor	13,000.00
3145 Parking - Valet	16,700.00
3146 Parking - Tickets	27,500.00
3147 Parking - Monthly	31,000.00
3150 Repairs/Work Orders/Emergency,Clean	6,400.00
3170 NSF Fees Recovered	1,000.00
3175 Condo Docs	400.00
3190 Copies/Fax/Stamps	1,000.00
3210 Application Fees	7,000.00
3212 Elevator Fees	500.00
3215 Estoppel	6,800.00
3510 Laundry Income	12,000.00
3710 Recovered -Bad Debt	50,000.00
3712 Interest Income	4,000.00
3714 Settlements	0.00
3715 Misc. Income-Fines,Plaza Room Rentals	4,000.00
TOTAL INCOME	4,978,240.00
EXPENSES	
ADMINISTRATIVE	
4005 Accounting	20,000.00
4007 Annual Fee - DBPR	3,000.00
4008 Application / Screening - Unit	4,800.00
4010 Bad Debt/ Write Offs	127,000.00
4012 Bank Charges	1,500.00
4013 Consulting Fee	0.00
4014 Election Expense	4,500.00
4015 Employee Gas	200.00
4025 Insurance-All Risk	817,500.00

4026 Insurance-Claims Deductible	11,000.00
4029 Legal - Unit Owner Fees	50,000.00
4030 Legal - Non recoverable Attorney Fees	0.00
4031 Legal-Association	15,000.00
4033 Licenses, Fees & Permits	6,300.00
4034 Maint Fees - Unit104	12,000.00
4035 Office Expenses- Soft	7,800.00
4036 New Hire Fees	340.00
4037 Maint Fees - Units226/317/1008/1825	32,000.00
4039 Office Expense Kitchen	3,100.00
4042 Office Expenses Hard Goods	2,000.00
4043 Office Expense - Computers	10,000.00
4046 Postage & Delivery	2,800.00
4050 Taxes (317,1008 & 1825)	0.00
4052 Parker Owned Unit Expenses	4,000.00
4056 Walkie-Talkies/Radios	2,000.00
TOTAL ADMINISTRATIVE	1,136,840.00
BUILDING MAINTENANCE	
4103 Cleaning Supplies - Chemicals	1,200.00
4105 Cleaning Supplies - Paper	450.00
4108 Compactor Container	3,500.00
4109 Compactors	1,500.00
4110 Compactor Repairs	2,000.00
4111 Electrical Room	500.00
4113 Fire Alarm System-Monitoring	4,400.00
4115 Gym Maintenance	3,700.00
4119 Pool Expense-Large Equipment	2,500.00
4120 Pool Chemicals/Tank Lease	9,000.00
4121 Pool Towel Expense	600.00
4122 Pool Repairs	4,000.00
4123 Pool Equipment Expense	8,000.00
4124 Pool Furniture/Umbrellas	0.00
4127 Elevator Repair (begin use 10/09)	10,000.00
4129 Chillers-Repair	3,300.00
4131 Landscaping	7,000.00
4133 Uniforms	450.00
4140 Parts & Supplies-Misc	50,000.00
4141 Parts & Supplies-FOB	2,500.00
4142 Parts & Supplies-Transponder	500.00
4163 Labor - Electrical	3,000.00
4165 Labor - Gate & Arm Repairs	7,000.00
4166 Labor - FOB	1,500.00
4181 Labor -None Fixed Labor Contracts	97,000.00
4182 Labor -Pool/Maint	2,500.00
4193 Supplies - Plumbing	0.00
4197 Discounts Earned	0.00
TOTAL BUILDING MAINTENANCE	226,100.00

FIXED CONTRACTS	
4203 Chillers Contract	27,000.00
4205 Elevator Contract	28,800.00
4207 Copier/Rental - (was 4041)	4,500.00
4209 Fire Alarm	1,000.00
4210 Housekeeping Contract	176,000.00
4211 Housekeeping-Overtime	2,000.00
4215 Landscaping Contract	19,200.00
4217 Maintenance/Pool Contract	226,000.00
4218 Maintenance-Overtime	2,000.00
4220 Pest Control	5,500.00
4223 Phone Insurance Toshiba (was 4040)	0.00
4225 Security Contract	352,000.00
4226 Security-Overtime	11,000.00
4229 Valet Contract	146,000.00
4230 Waste Removal Contract	60,000.00
4231 Water Treatment Contract	4,800.00
TOTAL FIXED CONTRACTS	1,065,800.00
SPECIAL PROJECTS	
4307 Electric Revision	0.00
4308 Electrical Roof Top	0.00
4309 Fire Sprinkler Project	0.00
4310 Fire Sprinkler Project/Soffits	0.00
4315 Non-Contracted Supervisory Service	0.00
4321 Repair Concrete on Building Walls	25,000.00
4323 Pool Deck Repair	5,000.00
4324 Rear Parking Lot Repair	0.00
4325 Cameras	0.00
4331 Roof Repair	25,000.00
4332 Sewer & Drain Relining	0.00
4342 Reheat-New Account	0.00
4368 S/A Bad Debt	0.00
TOTAL SPECIAL PROJECTS	55,000.00
UTILITIES	
4405 Cable	204,000.00
4410 Electricity	300,000.00
4415 Gas	44,000.00
4416 Gas Transportation	18,000.00
4420 Telephone	6,000.00
4425 Water & Sewer	371,000.00
TOTAL UTILITIES	943,000.00
PAYROLL, TAXES, BENEFITS	
5003 Workmen's Comp	17,000.00
5010 P/R Administration/Office	200,000.00
5022 P/R Housekeeping	0.00
5025 P/R Maintenance	200,000.00
5032 P/R Pool	35,000.00

5080 P/RContractor Inspector	30,000.00
6000 Employee Health	27,100.00
6005 Holiday Gift Fund	8,000.00
6007 Special Events Fund	3,000.00
6010 P/R Tax - Fica	24,000.00
6020 P/R Tax Medicare	5,600.00
6030 P/R Tax Futa	4,800.00
6040 P/R Tax Suta	7,000.00
TOTAL PAYROLL, TAXES, BENEFITS	561,500.00
LOAN PAYMENT BANCO POPULAR(P&I)	
6201 Interest Banco Popular Expense	764,000.00
6203 Loan from PP Recovery Acct*	226,000.00
TOTAL PAYMENT	990,000.00
TOTAL EXPENSES	4,978,240.00
Foot Note;	
*6203 -Final of Fire Sprinkler Project-\$100,000	
- 1st-1/2 payment for Sewer Lining Project-\$58,000	
- 1st-1/2 payment for Soffit Project-\$68,000	

CONDOMINIUM ASSOCIATION OF PARKER PLAZA ESTATES, INC.

MAINTENANCE FEE SCHEDULE (WITHOUT RESERVES)

2013- 2014

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%	\$ 670,356	\$ 8,379	\$ 2,095	\$ 670,400
B	0.18199	80	14.56%	\$ 684,672	\$ 8,558	\$ 2,140	\$ 684,800
C	0.19375	200	38.75%	\$ 1,822,234	\$ 9,111	\$ 2,278	\$ 1,822,400
D	0.19673	120	23.61%	\$ 1,110,218	\$ 9,252	\$ 2,313	\$ 1,110,240
E	0.21509	40	8.60%	\$ 404,588	\$ 10,115	\$ 2,529	\$ 404,640
104	0.2244	1	0.22%	\$ 10,060	\$ 10,060	\$ 2,515	\$ 10,060
TOTAL							\$ 4,702,540
TOTAL			100%	\$4,702,540			\$ 4,702,540

MAINTENANCE FEE SCHEDULE (WITH RESERVES)

2013 - 2014

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL MAINTENANCE FEES	PER UNIT ANNUAL	PER UNIT QUARTER
A	0.17819	80	14.26%	\$ 958,997	\$ 11,987	\$ 2,997
B	0.18199	80	14.56%	\$ 979,449	\$ 12,243	\$ 3,061
C	0.19375	200	38.75%	\$ 2,606,849	\$ 13,034	\$ 3,259
D	0.19673	120	23.61%	\$ 1,588,166	\$ 13,235	\$ 3,309
E	0.21509	40	8.60%	\$ 578,794	\$ 14,470	\$ 3,617
104	0.2244	1	0.22%	\$ 15,096	\$ 15,096	\$ 3,774
TOTAL			100%	\$ 6,727,352		

Condominium Association of Parker Plaza Estates, Inc.

Reserve Calculation

2013-2014

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	3	0	\$ 450,000	150,000	\$ 37,500
						\$ -
EMERGENCY GENERATOR	\$ 200,000	19	0	\$ 200,000	10,526	\$ 2,632
						\$ -
A/C TOWER	\$ 200,000	4	0	\$ 200,000	50,000	\$ 12,500
						\$ -
A/C CHILLERS	\$ 400,000	3	0	\$ 400,000	133,333	\$ 33,333
						\$ -
COMPACTORS	\$ 150,000	0	0	\$ 150,000	150,000	\$ 37,500
						\$ -
ELEVATORS	\$ 3,600,000	6	0	\$ 3,600,000	514,286	\$ 128,572
						\$ -
CARPETS	\$ 350,000	3	0	\$ 350,000	116,667	\$ 29,167
						\$ -
PAVING	\$ 500,000	0	0	\$ 500,000	500,000	\$ 125,000
						\$ -
TOTALS	\$ 6,250,000		\$ -	\$ 6,250,000	2,024,812	\$ 478,572

FY 2013-2014

FUNDING - RESERVE ONLY - ANNUAL RESERVE REQUIRED \$ 2,024,812

UNIT TYPE	% OF OWNERSHIP	NUMBER OF UNITS	TOTAL %	ANNUAL PER UNIT TYPE	PER UNIT TOTAL ANNUAL	PER UNIT QUARTERLY
A	0.0017819	80	14.255%	\$ 288,641	3,608	\$ 902
B	0.0018199	80	14.56%	\$ 294,796	3,685	\$ 921
C	0.0019375	200	38.75%	\$ 784,615	3,923	\$ 928
D	0.0019873	120	23.608%	\$ 478,010	3,983	\$ 996
E	0.0021509	40	8.60%	\$ 174,207	4,355	\$ 1,089
104		1	0.22%	\$ 4,544	4,544	\$ 1,136
TOTAL				\$ 2,024,812	24,098	\$ 5,972