

Plaza de Monaco 2014
Revised-Profit & Loss Budget Overview--Summary
January through December 2014

	<u>Jan - Dec 14</u>	Comments
Ordinary Income/Expense		
400000 - Operating Revenues		
401000 - Assessments		
401100 - HOA Dues-Common	780,000.00	No change
401110 - HOA Dues-Towers Specific	45,000.00	No change
Total 401000 - Assessments	<u>825,000.00</u>	
410000 - Common Area Leases		
411300 - Laundry Income	18,000.00	No change
411350 - Communication Lease-TMobile	18,000.00	No change
411360 - Communication Lease-Nextel	71,791.00	Increased for Upgrade income and annual increase
411369 - AT&T Cell Tower Lease	20,025.00	5-year increase effective in Apr14
411370 - Comcast-Wiring Lease Agreement	2,130.00	Accrued inc amt frm lumpsum
Total 410000 - Common Area Leases	<u>129,946.00</u>	
420000 - Rents for PDM owned units	4,500.00	Guest Room etc
430000 - Billed to Owners	32,401.00	Legal, fines etc.
440000 - Interest Income	600.00	This revised down to expected
450000 - Misc. Income	3,153.00	No change
Total 400000 - Operating Revenues	<u>995,600.00</u>	
Expense		
500000 - Operating Expenses		
500030 - Bad Debt Write offs	75,000.00	No change
500100 - Taxes Paid	19,060.00	Increased for extra income expect
500800 - Misc. Expenses	3,600.00	No change
500900 - Holiday/Events	3,000.00	No change
501000 - Administrative Expenses	445,837.00	This appears lower because above items were in this category. Legal and insurance are actually much higher now.
510000 - Building Expenses	99,896.00	No change
520000 - Grounds	26,000.00	No change
530000 - Recreation Facilities	16,400.00	No change
540000 - Utilities		
540100 - Gas	81,723.00	Adjusted for current expected
540200 - Electric	45,714.00	Adjusted for current expected
540300 - Water	30,656.00	Adjusted for current expected
540400 - Sewer	37,241.00	Adjusted for current expected
540500 - Storm Drains	8,500.00	Adjusted for current expected
540600 - Trash Removal & Recycle	14,637.00	Adjusted for current expected
540000 - Utilities - Other	21,329.00	Remaining of original Budget
Total 540000 - Utilities	<u>239,800.00</u>	Total remains the same as approved
550000 - Towers Expense	12,508.00	No change

Approved at August 28, 2014
Board Meeting

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560000 · PDM Owned Unit Expenses	7,678.31	This amount was not separated out in original budget.
590000 · Transfer to Reserve Income		
590100 · Trans to Common Res Income	14,328.69	Amount available for Reserve
590200 · Trans to Towers Spec Res Inco	32,492.00	Amount available for Reserve
Total 590000 · Transfer to Reserve Income	<u>46,820.69</u>	
Total 500000 · Operating Expenses	995,600.00	
Net Ordinary Income	0.00	
Other Income/Expense		
600000 · Reserve Revenues		
601010 · Common Reserve Income	14,328.69	Amount available for Reserve
601020 · Towers Reserve Income	32,492.00	Amount available for Reserve
Total 601000 · Trans from Operating Income	<u>46,820.69</u>	
610000 · Special Assessments Income	139,616.00	Includes amount previously in fund
Total 600000 · Reserve Revenues	<u>186,436.69</u>	
700000 · Reserve Expenses		
701000 · Reserve Exp--General		
701010 · ElectronicKeyProject	13,137.00	Not included in Sept Approved Budget
701020 · Unit Repairs	10,000.00	Reduced from \$27,480
Total 701000 · Reserve Exp--General	<u>23,137.00</u>	
702000 · General S/A Expenses		
702103 · Landscaping	19,500.00	Need to identify projects
702104 · Parking Lot Repairs	70,500.00	Parking lot jobs completed
702106 · Repair/Replace Fencing	25,000.00	
702107 · Repair TowersMasonryWall Leaks	22,000.00	Sealing of N and S Tower walls
Total 702000 · General S/A Expenses	137,004.00	
703000 · Reserve Exp-Towers Specific	19,293.00	Repayment of loan + Interest. Lower than originally budgeted.
770000 · Parking Garage	3,035.00	Additional work with paving
Total 700000 · Reserve Expenses	<u>182,477.00</u>	
800000 · Transfers to Reserve Funds		
810000 · Transfer to Common Reserve Fund	-8,604.31	This is amount that will reduce begin of year reserve bal.
820000 · Transfer to Towers Reserve Fund	12,564.00	Increase in Tower Reserve Fund
Total 800000 · Transfers to Reserve Funds	<u>3,959.69</u>	
Total Other Expense	186,436.69	
Net Other Income	0.00	
Net Income	<u><u>0.00</u></u>	

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