

Plaza de Monaco Towers Condominiums Association, Inc
2019 Budget Summary

Board Approved 10-4-2018

Jan - Dec 19

Operating Income/Expense		
400000 · Operating Revenues		
401000 · Assessments		
401100 · HOA Dues-Common	652,056.00	
401110 · HOA Dues-Towers Specific	16,080.00	
Total 401000 · Assessments		668,136.00
410000 · Common Area Leases		
411300 · Laundry Income	21,324.00	
411340 · Communication Lease-Verizon	31,362.00	
411350 · Communication Lease-TMobile	18,000.00	
411360 · Communication Lease-Nextel	32,892.00	
411369 · AT&T Cell Tower Lease	23,290.00	
411370 · Comcast-Wiring Lease Agreeemer	2,130.00	
Total 410000 · Common Area Leases		128,998.00
420000 · Rents for PDM owned units	5,568.00	
430000 · Billed to Owners	1,977.00	
450000 · Misc. Income	2,645.00	
Total 400000 · Operating Revenues		807,324.00
500000 · Operating Expenses		
500100 · Taxes Paid	20,300.00	
500900 · Holiday/Events	2,500.00	
501000 · Administrative Expenses		
501100 · Accounting Fees	20,942.00	
501200 · Legal Expenses	5,700.00	
501300 · Insurance	68,451.00	
501400 · Office Expenses	16,392.00	
501500 · Staffing	335,948.00	
Total 501000 · Administrative Expenses		447,433.00
510000 · Building Expenses	75,605.00	
520000 · Grounds	50,330.00	
530000 · Recreation Facilities	7,532.00	
540000 · Utilities	183,502.00	
550000 · Towers Expense	16,080.00	
560000 · PDM Owned Unit Expenses	4,042.00	
Total 500000 · Operating Expenses		807,324.00
Net Operating Income		0.00
Capital Reserve Plan		
601010 · Common Reserve Assessments	362,236.00	
601020 · Towers Reserve Assessments	32,615.00	
Total 601000 · Capital Reserve Assess		394,851.00
602000 · Interest Income	3,662.51	
Total 600000 · Reserve Revenues		398,513.51
700000 · Capital Expenses		
710000-740000 Gardens Stairwells	160,000.00	
750000 · North Tower--Roof Coating	35,000.00	
750000 · North Tower--Tuckpointing	22,500.00	
770000 · Parking Garage	20,000.00	
7810000 · Camera Monitoring Systems	35,000.00	
Total 700000 · Capital Expenses		272,500.00
Net Change in Reserves		126,013.51