
PDMTCAI Board Members:

President: Mark Soloway
Vice-President: John Greve
Treasurer: Kim MacLean
Secretary: Mike Lawday
Member-at-Large: Bryan Dewhurst

PDMTCAI Staff:

General Manager:
 Buck Bailey

Onsite Manager:
 Stephanie Mailhot

Front Office: Gale More

Maintenance: Luis Medina
 Chayo Cruz Banos

Editor of Newsletter: Brittany Pyle

PDMTCAI Office Hours:

Mon - Fri 10 A.M. - 6 P.M.
Saturday 10 A.M. - 2 P.M.
Sunday Closed

Call the office during normal hours
 303-757-1546

Emergency After Hours:
 303-757-1546

If you have any questions about the newsletter, community issues, or items to contribute, please do not hesitate to contact the Office Staff:

receptionist@plazademonaco.biz
 303-757-1546
 Plaza de Monaco Office



October 2021

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HAPPY HALLOWEEN!

October 2021 Membership Meeting

Plaza de Monaco Towers Condominiums Association

Budget Review Membership Meeting Agenda

Thursday, October 7, 2021, 7:00 PM

- I. **Roll Call—Establish the existence of a quorum.
There must be at least 64 owners either present or represented by proxies in order to conduct business**
- II. **Proof of notice of meeting--GM present Statement of mailing packages.**
- III. **President's remarks concerning purpose of the meeting and rules of conduct for the meeting.**
- IV. **Review of Approved 2022 Budget and Assessments**
- V. **Consideration by members to veto Board Approved 2022 Budget.
At least 107 of the 213 current unit owners must vote for veto.**
- VI. **Adjourn**

2022 Budget

Approved Sept 2, 2021

	Jan - Dec 22
Ordinary Income/Expense	
Income	
400000 · Operating Revenues	
401000 · Assessments	
401100 · HOA OpAssess-Common	746,669.00
401110 · HOA OpAssess-Towers Specific	15,600.00
Total 401000 · Assessments	762,269.00
410000 · Common Area Leases	
411300 · Laundry Income	24,000.00
411340 · Communication Lease-Verizon	34,356.00
411350 · Communication Lease-TMobile	19,800.00
411360 · Communication Lease-Nextel	35,959.00
411369 · AT&T Cell Tower Lease	23,805.00
411370 · Comcast-Wiring Lease Agreement	2,130.00
Total 410000 · Common Area Leases	140,050.00
420000 · Rents for PDM owned units	4,220.00
430000 · Billed to Owners	2,500.00
450000 · Misc. Income	3,100.00
Total 400000 · Operating Revenues	912,139.00
Total Income	912,139.00
Gross Profit	912,139.00
Expense	
500000 · Operating Expenses	
500100 · Taxes Paid	24,000.00
500900 · Holiday/Events	2,000.00
501000 · Administrative Expenses	
501100 · Accounting Fees	15,400.00
501200 · Legal Expenses	6,000.00
501300 · Insurance	100,000.00
501400 · Office Expenses	20,200.00
501500 · Staffing	366,264.00
501600 · Consulting Services	1,300.00
Total 501000 · Administrative Expenses	509,164.00
510000 · Building Expenses	
510010 · Tools/Equipment	2,300.00
510020 · Supplies-Building	2,000.00
510200 · Cleaning Expenses	43,500.00
510300 · Pest Control	1,500.00
510600 · Equipment Repair	0.00
511000 · Bldg Maintenance	39,400.00
512000 · HVAC/Boiler Systems	25,200.00
Total 510000 · Building Expenses	113,900.00
520000 · Grounds	28,000.00
530000 · Recreation Facilities	5,500.00

Plaza de Monaco Towers Condominiums Association, Inc

2022 Budget

09/04/21

Approved Sept 2, 2021

Accrual Basis

	Jan - Dec 22
540000 · Utilities	
540100 · Gas	70,000.00
540200 · Electric	52,875.00
540300 · Water	18,000.00
540400 · Sewer	31,000.00
540500 · Storm Drains	14,000.00
540600 · Trash Removal & Recycle	14,000.00
Total 540000 · Utilities	199,875.00
550000 · Towers Expense	15,600.00
560000 · PDM Owned Unit Expenses	4,100.00
Total 500000 · Operating Expenses	902,139.00
570000 · Unit Expenses-Assoc	10,000.00
Total Expense	912,139.00
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
600000 · Reserve Revenues	
601000 · Capital Reserve Assess	
601010 · Common Reserve Assessments	345,707.00
601020 · Towers Reserve Assessments	34,256.00
Total 601000 · Capital Reserve Assess	379,963.00
Total 600000 · Reserve Revenues	379,963.00
Total Other Income	379,963.00
Other Expense	
700000 · Capital Expenses	
701000 · Capital Exp--General	
701030 · Camera Monitoring Syst-Capital	4,000.00
701070 · Capital-Plumbing Systems	
701072 · Backflow Preventer	2,000.00
701073 · Sewer Piping	11,000.00
Total 701070 · Capital-Plumbing Systems	13,000.00
Total 701000 · Capital Exp--General	17,000.00
770000 · Parking Garage	20,000.00
790000 · Grounds/Landscaping	
790010 · Yard Tractor	12,500.00
790200 · SidewalksConcrete	0.00
790400 · Trees & Bushes	5,000.00
790500 · Yard lighting	10,000.00
Total 790000 · Grounds/Landscaping	27,500.00
Total 700000 · Capital Expenses	64,500.00
Total Other Expense	64,500.00
Net Other Income	315,463.00
Net Income	315,463.00

Plaza de Monaco Towers Condominiums Association, Inc
2022 Reserve Plan
APPROVED SEPT 2, 2021

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Estimated Cost To Replace	Estimated Fund Balance as of 12/31/2021	Annual Funding For 2022	Budgeted Expenditures For 2022	Estimated Fund Balance as of 12/31/2022	Monthly Funding 2022	Number of Reserve Assets
Building Components	18.0	11.2	\$ 2,387,000	\$ 138,162	\$ 152,906	\$ -	\$ 291,068	\$ 12,742	38
Carpet, Shed & Systems	13.0	16.4	\$ 174,000	\$ 32,025	\$ 16,468	\$ (4,000)	\$ 44,493	\$ 1,372	5
Common Rooms & Equipment	19.7	8.8	\$ 120,050	\$ 28,151	\$ 10,643	\$ -	\$ 38,794	\$ 887	11
Grounds	15.1	8.6	\$ 174,000	\$ 47,629	\$ 25,223	\$ (40,500)	\$ 32,352	\$ 2,102	9
Parking Lots	20.2	11.2	\$ 310,000	\$ 56,669	\$ 32,435	\$ (20,000)	\$ 69,104	\$ 2,703	5
Pool	14.0	7.1	\$ 73,900	\$ 22,850	\$ 9,111	\$ -	\$ 31,961	\$ 759	9
Roofs	15.0	8.8	\$ 884,500	\$ 472,753	\$ 98,921	\$ -	\$ 571,674	\$ 8,243	7
Common Reserve 2022 Funding	17.1	11	\$ 4,123,450	\$ 798,239	\$ 345,707	\$ (64,500)	\$ 1,079,446	\$ 28,809	84
Tower Specific Reserve 2022 Funding	23.6	12.0	\$ 679,250	\$ 235,920	\$ 35,368	\$ -	\$ 271,288	\$ 2,947	7
Total Reserve 2022 Funding	17.7	10.8	\$ 4,802,700	\$ 1,034,159	\$ 381,075	\$ (64,500)	\$ 1,350,734	\$ 31,756	91

Calculated Fully Funded Balance: \$ 2,485,795

Budgeted Expenditures for 2022

Backflow preventor	\$ (2,000)
Landscaping, trees, and bushes	\$ (5,000)
Monitoring systems	\$ (4,000)
Property lighting	\$ (10,000)
Sewer pipe	\$ (11,000)
Yard tractor	\$ (12,500)
Parking structure	\$ (20,000)
Common Expenditures	<u>\$ (64,500)</u>
Towers--Nothing planned for 2022.	\$ -
Total Expenditures	<u>\$ (64,500)</u>

Plaza de Monaco Towers Condominiums Association, Inc
2022 Reserve Plan
APPROVED SEPT 2, 2021

Plaza de Monaco 2022 Assessments
APPROVED Sept 2, 2021

Plaza de Monaco 2022 Assessments APPROVED Sept 2, 2021												
		% CHANGE		Tot annual C. Op:			\$ 746,669.00	12	Payments per year			
Gardens (Per Sq. Ft./Mo.):	\$ 0.46	4.18%		Tot annual C. Res:			\$ 345,707.00	12	Payments per year			
Towers (Per Sq. Ft./Mo.):	\$ 0.49	4.11%		Tot annual T. Op:			\$ 15,600.00	12	Payments per year			
				Tot annual T. Res:			\$ 34,256.00	12	Payments per year			
Unit #	Sq. Ft.	2022 Common Op. Expense Tot Annual Assessment	2022 Common Op. Exp. Monthly Payment	2022 Common Reserve Expense Tot Annual Assessment	2022 Common Reserve Exp. Monthly Payment	2022 Tower Specific Op. Exp. Tot. Annual Assessment	2022 Tower Specific Op. Exp. Monthly Payment	2022 Tower Specific Reserve Expense Tot Annual Assessment	2022 Tower Specific Reserve Exp. Monthly Payment	Total 2022 Sched Monthly Payment	Total 2021 Sched Monthly Payment	Change From 2021
Bldg 1: 102, 103, 106, 107, 206, 207, 301, 304, 305, 306, 307, 308; Bldg 2: 102, 106, 107, 206, 207, 301, 304, 305, 306, 307, 308; Bldg 3: 102, 103, 106, 107, 206, 207, 301, 304, 305, 306, 307, 308; Bldg 4: 102, 106, 107, 206, 207, 301, 304, 305, 306, 307, 308	700	\$2,635.83	\$219.65	\$1,220.38	\$101.70					\$321.35	\$308.46	\$12.89
Bldg 1-202,203,302,303; Bldg 2-103,202, 203,302, 303; Bldg 3-202,203,302,303; Bldg 4-103,202,203,302,303	945	\$3,558.36	\$296.53	\$1,647.52	\$137.29					\$433.82	\$416.42	\$17.40
Bldg 1-101,104,105,108; Bldg 2-101,104, 105,108; Bldg 3-101,104,105,108; Bldg 4-101,104,105,108	1309	\$4,928.99	\$410.75	\$2,282.12	\$190.18					\$600.93	\$576.82	\$24.11
S-105	337	\$1,268.96	\$105.75	\$587.53	\$48.96	\$41.03	\$3.42	\$90.09	\$7.51	\$165.64	\$159.10	\$6.53
N-100, S-100	595	\$2,240.45	\$186.70	\$1,037.33	\$86.44	\$72.44	\$6.04	\$159.06	\$13.26	\$292.44	\$280.90	\$11.54
N. Tower-106, 205, 206, 305, 306, 405, 406, 505, 506, 605, 606, 705, 706; S. Tower-205, 206, 305, 306, 405, 406, 505, 506, 605, 606, 705, 706	752	\$2,831.63	\$235.97	\$1,311.04	\$109.25	\$91.55	\$7.63	\$201.03	\$16.75	\$369.60	\$355.02	\$14.58
N-103	776	\$2,922.00	\$243.50	\$1,352.88	\$112.74	\$94.47	\$7.87	\$207.45	\$17.29	\$381.40	\$366.35	\$15.05
N. Tower-109, 200, 209, 300, 309, 400, 409, 500, 509, 600, 609, 700, 709; S. Tower- 109, 200, 209, 300, 309, 400, 409, 500, 509, 600, 609, 700, 709	801	\$3,016.14	\$251.34	\$1,396.47	\$116.37	\$97.52	\$8.13	\$214.13	\$17.84	\$393.68	\$378.16	\$15.53
N. Tower-203, 204, 303, 304, 403, 404, 503, 504, 603, 604, 703, 704; S. Tower-103, 203, 204, 303, 304, 403, 404, 503, 504, 603, 604, 703, 704	917	\$3,452.93	\$287.74	\$1,598.70	\$133.23	\$111.64	\$9.30	\$245.14	\$20.43	\$450.70	\$432.92	\$17.78
N-102,107; S-102,107	1134	\$4,270.04	\$355.84	\$1,977.02	\$164.75	\$138.06	\$11.50	\$303.16	\$25.26	\$557.35	\$535.37	\$21.99
N. Tower-108, 201, 202, 207, 208, 301, 302, 307, 308, 401, 402, 407, 408, 501, 502, 507, 508, 601, 602, 607, 608, 701, 702, 707, 708; S. Tower-108, 201, 202, 207, 208, 301, 302, 307, 308, 401, 402, 407, 408, 501, 502, 507, 508, 601, 602, 607, 608, 701, 702, 707, 708	1175	\$4,424.42	\$368.70	\$2,048.50	\$170.71	\$143.05	\$11.92	\$314.12	\$26.18	\$577.51	\$554.72	\$22.78
Plaza de Monaco 2022 Assessments APPROVED Sept 2, 2021												

Plaza de Monaco 2022 Assessments
APPROVED Sept 2, 2021

Catalytic Converter

Steps to take to safeguard your catalytic converter:

AAA member?

AAA of Colorado may offer a way to help safeguard your vehicle by etching the VIN onto your car's catalytic converter. Reach out to your agent to get information.

Catalytic Converter Cage

There are metal cages that can be installed on your car's catalytic converter by professional mechanics. Check with your mechanic for more information.

Parking Lot Restriping is Complete!

Thank you to all residents for your cooperation and patience. Happy Parking within the lines!

COMMITTEE CORNER

LOOK HERE TO GET INVOLVED IN COMMITTEES!

RECYCLING COMMITTEE UPDATES

The recycling committee needs more volunteers to continue to provide this service to the community.

New members are needed on

Wednesday from 4-6 and

Saturday from 10-12.

Please contact the office to get on the volunteer list.

SECURITY COMMITTEE UPDATES

We are continually looking for ways to enhance security around the property. Please reach out to the office if you are interested in participating with this committee.

GYM COMMITTEE UPDATES

The new flooring and equipment have been ordered. See below for details.

Gym Remodel is Going Strong! Almost there!

We are making good progress with the changes. The contractors have completed the construction and painting. The floor and new equipment is scheduled to be installed in early November. Yes, the gym is currently open for use, with limited equipment. We are making progress!



NEW EQUIPMENT PREVIEW!

DELUXE PACKAGE

- Convenient Storage Display allows for easy access to a variety of fitness training products
- Includes the following product:
 - (2) 16mm Exercise Mats
 - (2) Rollers
 - (1 each) 4lb and 10lb Medicine Balls
 - (2 each) 6lb and 8lb Medicine Balls
 - (1 each) 55cm, 65cm, and 75cm Stability Balls
 - (1 each) 20lb, 30lb, 50lb, 70lb, and 90lb Resistance Cables
 - (5 pairs) Quick Switch Flex Handles



Prism Delux Tower and Equipment



Concept2 Model D Indoor Rowing Machine

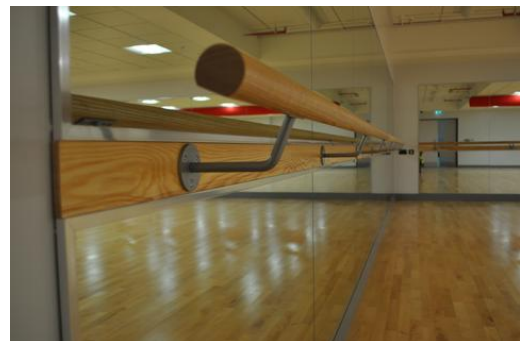


Octane XR 6000 Recumbent Elliptical Crosstrainer



**Rubber Dumbbells, 6 pairs
LBS: 5, 7.5, 10, 15, 20, 25**

Old hand weights, rubber flooring, and lockers are for sale! Contact the office to take them home!



Ballet Bar against the mirrors (mounted like this picture)