

Plaza de Monaco Towers Condominiums Association, Inc

2022 Budget

09/04/21

Approved Sept 2, 2021

Accrual Basis

	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