

# Plaza de Monaco Towers Condominiums Association, Inc

## 2025 Reserve Plan Summary Sheet

### -DRAFT-

2025 Plaza de Monaco Reserve Plan Summary -DRAFT-

Reserve Asset	Average Useful Life (Years)	Average Estimated Remaining Useful Life (Years)	Number of Reserve Assets	Estimated Cost To Replace	Fully Funded Balance as of 12/31/2024	Estimated Fund Balance as of 12/31/2024	Annual Funding For 2025	Budgeted Expenditures For 2025	Estimated Fund Balance as of 12/31/2025	Monthly Funding 2025
Building Components-Exterior	19.9	14.3	13	\$ 1,450,000	\$ 327,078	\$ 31,993	\$ 59,494	\$ -	\$ 91,487	\$ 7,624
Building Components-HVAC	27.7	8.1	11	\$ 897,000	\$ 730,330	\$ 358,689	\$ 29,336	\$ -	\$ 388,025	\$ 32,335
Building Components-Interior	15.0	6.8	5	\$ 122,000	\$ 90,800	\$ 48,843	\$ 8,133	\$ -	\$ 56,976	\$ 4,748
Building Components-Plumbing	12.9	3.0	11	\$ 371,500	\$ 284,770	\$ 177,574	\$ 11,704	\$ (2,500)	\$ 186,778	\$ 15,565
Carpet, Shed & Systems	13.0	6.0	5	\$ 174,000	\$ 98,000	\$ 59,253	\$ 13,059	\$ -	\$ 72,312	\$ 6,026
Common Rooms & Equipment	29.0	9.3	10	\$ 130,050	\$ 82,018	\$ 27,165	\$ 7,175	\$ -	\$ 34,340	\$ 2,862
Grounds	15.7	7.4	9	\$ 160,000	\$ 93,908	\$ 151,394	\$ (10,805)	\$ (20,000)	\$ 120,589	\$ 10,049
Parking Lots	22.8	14.0	5	\$ 370,000	\$ 194,114	\$ 139,382	\$ 11,279	\$ (80,000)	\$ 70,661	\$ 5,888
Pool	11.9	5.6	10	\$ 79,900	\$ 47,953	\$ 32,262	\$ 8,591	\$ (20,500)	\$ 20,353	\$ 1,696
Roofs	17.7	5.4	7	\$ 913,000	\$ 675,750	\$ 526,772	\$ 7,336	\$ -	\$ 534,108	\$ 44,509
<b>Common Reserve Funding</b>			86	\$ 4,667,450	\$ 2,624,722	\$ 1,553,327	\$ 145,301	\$ (123,000)	\$ 1,575,628	\$ 131,302
<b>Tower Specific</b>	24.4	8.8	8	\$ 873,250	\$ 559,542	\$ 323,688	\$ 30,005	\$ (4,000)	\$ 349,693	\$ 29,141
<b>Total Reserve Funding</b>			94	\$ 5,540,700	\$ 3,184,264	\$ 1,877,015	\$ 175,306	\$ (127,000)	\$ 1,925,321	\$ 160,443

Planned Expenditures for 2025	
Backflow Preventer internals repair following annual inspection if needed	\$ 2,500
Wood Fence Preservation	\$ 12,000
Annual Concrete repairs and improvements	\$ 8,000
Parking garage project	\$ 80,000
Fountain - Resurface	\$ 11,500
Spa - Resurface	\$ 9,000
Planned common expenditures for 2025	\$ 123,000
Towers Fire Sprinkler internal camera insp	\$ 4,000
Total planned reserve expenditures	\$ 127,000
Other Considerations	
Water heater replacements as may be needed due to failures. N. Tower and Bldg 4 are oldest.	
S. Tower Chiller compressor replacement if additional compressor fails.	\$ 70,000

3 of 4 compressors are operating okay for now.

Annual Insurance payment in May 2024 \$ 333,545 Paid for(Borrowed) from reserve funds. Need to be setting up annual insurance savings to have estimated expenditure in May each year.

City of Denver and State of Colorado Energy Requirements are drivers to get equipment replaced with new more efficient stuff starting in 2026 and beyond.

Windows Project will be initially by Plaza from reserve funds with owner paybacks over following year.