

Plaza de Monaco Towers Condominiums Association, Inc
2026 Budget Overview-Approved 10-9-25-
January through December 2026

	Jan - Dec 26
Ordinary Income/Expense	
Income	
400000 · Operating Revenues	
401000 · Assessments	
401100 · HOA OpAssess-Common	1,022,719.00
401110 · HOA OpAssess-Towers Specific	17,500.00
Total 401000 · Assessments	1,040,219.00
410000 · Common Area Leases	
411300 · Laundry Income	26,000.00
411340 · Communication Lease-Verizon	39,730.00
411350 · Communication Lease-TMobile	20,460.00
411369 · AT&T Cell Tower Lease	31,516.00
Total 410000 · Common Area Leases	117,706.00
420000 · Rents for PDM owned units	4,400.00
450000 · Misc. Income	4,050.00
Total 400000 · Operating Revenues	1,166,375.00
Total Income	1,166,375.00
Gross Profit	1,166,375.00
Expense	
500000 · Operating Expenses	
500100 · Taxes Paid	29,700.00
500900 · Holiday/Events	1,500.00
501000 · Administrative Expenses	
501100 · Accounting Fees	16,175.00
501200 · Legal Expenses	10,000.00
501300 · Insurance	300,000.00
501400 · Office Expenses	21,900.00
501500 · Staffing	313,500.00
501600 · Consulting Services	15,000.00
Total 501000 · Administrative Expenses	676,575.00
510000 · Building Expenses	118,200.00
520000 · Grounds	34,900.00
530000 · Recreation Facilities	10,000.00
540000 · Utilities	
540100 · Gas	110,000.00
540200 · Electric	55,000.00
540300 · Water	26,000.00
540400 · Sewer	40,000.00
540500 · Storm Drains	20,000.00
540600 · Trash Removal & Recycle	22,000.00
Total 540000 · Utilities	273,000.00
550000 · Towers Expense	17,500.00
560000 · PDM Owned Unit Expenses	5,000.00
Total 500000 · Operating Expenses	1,166,375.00
Total Expense	1,166,375.00
Net Ordinary Income	0.00

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10/10/25

Accrual Basis

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Other Income/Expense	
Other Income	
600000 · Reserve Revenues	
601000 · Capital Reserve Assess	
601010 · Common Reserve Assessments	259,720.00
601020 · Towers Reserve Assessments	36,681.00
Total 601000 · Capital Reserve Assess	296,401.00
602000 · Interest Income	
602010 · Interest Income - Reserves	45,000.00
602020 · Interest Income - Towers	10,000.00
Total 602000 · Interest Income	55,000.00
Total 600000 · Reserve Revenues	351,401.00
Total Other Income	351,401.00
Other Expense	
700000 · Capital Expenses	
701000 · Capital Exp--General	
701070 · Capital-Plumbing Systems	
701072 · Backflow Preventer	2,500.00
Total 701070 · Capital-Plumbing Systems	2,500.00
701081 · Capital--A/C Chillers	25,000.00
Total 701000 · Capital Exp--General	27,500.00
720000 · Bldg #2	
720100 · Bldg2Roof	100,000.00
Total 720000 · Bldg #2	100,000.00
750000 · North Tower	65,000.00
770000 · Parking Garage	137,400.00
790000 · Grounds/Landscaping	
790200 · SidewalksConcrete	8,000.00
Total 790000 · Grounds/Landscaping	8,000.00
Total 700000 · Capital Expenses	337,900.00
Total Other Expense	337,900.00
Net Other Income	13,501.00
Net Income	13,501.00