

Plaza de Monaco Towers Condominiums Association, Inc
2026 Reserve Plan Summary Sheet
-Approved 10-9-25-

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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 12/31/2025	Estimated Fund Balance as of 12/31/2025	Annual Funding For 2026	Budgeted Expenditures For 2026	Estimated Fund Balance as of 12/31/2026	Monthly Funding 2026
Building Components-Exterior	20.1	13.3	13	\$ 1,390,000	\$ 346,714	\$ 133,000	\$ 49,071	\$ (65,000)	\$ 117,071	\$ 9,756
Building Components-HVAC	25.4	7.2	12	\$ 927,000	\$ 764,144	\$ 442,514	\$ 35,265	\$ (25,000)	\$ 452,779	\$ 37,732
Building Components-Interior	15.0	7.8	5	\$ 122,000	\$ 77,000	\$ -	\$ 6,567	\$ -	\$ 6,567	\$ 547
Building Components-Plumbing	14.3	4.3	11	\$ 331,500	\$ 239,806	\$ 213,392	\$ 23,927	\$ (2,500)	\$ 234,819	\$ 19,568
Carpet, Shed & Systems	13.0	5.2	5	\$ 174,000	\$ 107,775	\$ 39,917	\$ 13,275	\$ -	\$ 53,192	\$ 4,433
Common Rooms & Equipment	29.0	8.5	10	\$ 130,050	\$ 87,694	\$ 18,555	\$ 7,025	\$ -	\$ 25,580	\$ 2,132
Grounds	16.5	9.0	10	\$ 187,500	\$ 86,817	\$ 10,000	\$ 19,858	\$ (8,000)	\$ 21,858	\$ 1,822
Parking Lots	23.2	14.2	5	\$ 450,000	\$ 151,810	\$ 137,397	\$ 26,029	\$ (137,397)	\$ 26,029	\$ 2,169
Pool	11.8	7.3	9	\$ 80,400	\$ 30,591	\$ 6,365	\$ 6,780	\$ -	\$ 13,145	\$ 1,095
Roofs	18.3	5.9	7	\$ 1,276,600	\$ 966,957	\$ 532,324	\$ 71,923	\$ (100,000)	\$ 504,247	\$ 42,021
Common Reserve Funding			87	\$ 5,069,050	\$ 2,859,308	\$ 1,533,464	\$ 259,720	\$ (337,897)	\$ 1,455,287	\$ 121,274
Tower Specific	24.4	8.4	8	\$ 873,250	\$ 582,468	\$ 389,204	\$ 36,681	\$ -	\$ 425,885	\$ 35,490
Total Reserve Funding			95	\$ 5,942,300	\$ 3,441,776	\$ 1,922,668	\$ 296,401	\$ (337,897)	\$ 1,881,172	\$ 156,764

Planned Expenditures for 2026		
Backflow Preventer internals repair following annual inspection if needed		\$ 2,500
Annual Concrete repairs and improvements		\$ 8,000
Chiller		\$ 25,000
Tuckpointing		\$ 65,000
Roofs		\$ 100,000
Parking garage project		\$ 137,397
Planned common expenditures for 2025		\$ 337,897