Plaza de Monaco Towers Condominiums Association, Inc
2027 Reserve Plan Summary Sheet
-Committee Recommendation 10-29-25-

Plaza de Monaco Reserve Plan Summary -Committee Recommendation 10-29-26

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 12/31/2026	Estimated Fund Balance as of 12/31/2026	Annual Funding For 2027	Monthly Funding 2027	Budgeted Expenditures For 2027	Estimated Fund Balance as of 12/31/2027	Fully Funded Balance as of 12/31/2027
Building Components-Exterior	20.4	12.6	13	$ 1,390,000	$ 338,103	$ 129,960	**$ 39,118**	$ 3,260	**$ -**	$ 169,078	**$ 391,480**
Building Components-HVAC	27.3	6.7	18	$ 937,000	$ 699,794	$ 286,592	**$ 101,998**	$ 8,500	**$ -**	$ 388,590	**$ 669,582**
Building Components-Interior	17.0	6.8	5	$ 122,000	$ 77,000	$ 9,567	**$ 15,034**	$ 1,253	**$ -**	$ 24,601	**$ 83,567**
Building Components-Plumbing	14.8	3.4	11	$ 332,000	$ 244,306	$ 202,749	**$ 29,578**	$ 2,465	**$ (83,000)**	$ 149,327	**$ 181,233**
Carpet, Shed & Systems	13.8	4.8	5	$ 174,000	$ 98,795	$ 17,702	**$ 15,131**	$ 1,261	**$ -**	$ 32,833	**$ 111,379**
Common Rooms & Equipment	29.2	7.5	10	$ 130,050	$ 87,694	$ 17,521	**$ 14,896**	$ 1,241	**$ -**	$ 32,417	**$ 94,719**
Grounds	17.0	8.2	10	$ 187,500	$ 84,417	$ 16,083	**$ 18,142**	$ 1,512	**$ (8,000)**	$ 26,225	**$ 96,275**
Parking Lots	22.0	12.4	5	$ 1,540,000	$ 1,375,143	$ 506,810	**$ (55,996)**	$ (4,666)	**$ (509,381)**	$ (58,567)	**$ 876,791**
Pool	12.3	6.3	9	$ 80,400	$ 30,591	$ 9,556	**$ 4,124**	$ 344	**$ -**	$ 13,680	**$ 37,371**
Roofs	22.1	10.0	7	$ 1,478,200	$ 942,568	$ 399,122	**$ 99,822**	$ 8,319	**$ -**	$ 498,944	**$ 1,030,256**
Common Reserve Funding			93	**$ 6,371,150**	**$ 3,978,411**	**$ 1,595,662**	**$ 281,847**	**$ 23,487**	**$ (600,381)**	**$ 1,277,128**	**$ 3,572,653**
Tower Specific	24.4	7.4	8	$ 873,250	$ 582,468	$ 435,372	**$ 41,009**	$ 3,417	**$ -**	$ 476,381	**$ 609,395**
Total Reserve Funding			101	**$ 7,244,400**	**$ 4,560,879**	**$ 2,031,034**	**$ 322,856**	**$ 26,905**	**$ (600,381)**	**$ 1,753,509**	**$ 4,182,048**
			Common Fully Funded %			40.11%				35.75%	
			Towers Fully Funded %			74.75%				78.17%	

Planned Expenditures for 2027		
Backflow Preventer internals repair following annual inspection if needed	$	(3,000)
Annual Concrete repairs and improvements	$	(8,000)
North Tower water heaters	$	(80,000)
Parking garage project	$	(509,381)
Planned common expenditures for 2027	$	(600,381)