

FY 2026 Approved BudgetPLAZA DEL PRADO CONDOMINIUM
ASSOCIATION, INC.**OWNER ASSESSMENT****2026 YEARLY W/ PARTIAL CR****0.00%**

G/L		MONTHLY		
4000		\$9,009,241.68		
REVENUES				
411000	MEMBERS ASSESSMENT		\$	7,171,344.68
415000	TOTAL RESERVE ASSESSMENT R1 + R2		\$	1,837,897.00
421240	Social Room Reservations	\$ 41.67	\$	500.00
421320	Rental Income	\$ 1,250.00	\$	15,000.00
420580	FOB & Transponder Income	\$ 1,000.00	\$	12,000.00
420520	Interest Income Unit Ledgers (Finan	\$ 1,000.00	\$	12,000.00
420780	Late Fee Income	\$ 666.67	\$	8,000.00
420820	Laundry Income	\$ 7,166.67	\$	86,000.00
421000	Non-Sufficient Fee Income	\$ 83.33	\$	1,000.00
420080	Screening Fees Income	\$ 833.33	\$	10,000.00
421500	Storage Fees	\$ 250.00	\$	3,000.00
421680	Damage / Claims & Violations	\$ 416.67	\$	5,000.00
421580	Bulky Trash Disposal Fee	\$ 458.33	\$	5,500.00
421160	Pet Fee - New	\$ 41.67	\$	500.00
421122	Motorcycle & Bicycle Parking - New	\$ 33.33	\$	400.00
421120	Parking Space Leasing - New	\$ 16,200.00	\$	194,400.00
451090	Vehicle Registration Fee - New	\$ 166.67	\$	2,000.00
451110	Water Shutoff Fee - New	\$ 166.67	\$	2,000.00
420420	Unit Construction Fee - New	\$ 83.33	\$	1,000.00
450190	Boat Registration	\$ 41.67	\$	500.00
TOTAL REVENUES		\$ 780,670.14	\$	9,368,041.68
		\$ -		

EXPENSES				
ADMINISTRATIVE				
500040	Accounting	\$ 1,166.67	\$	14,000.00
501560	Annual Condo Association Fees	\$ 288.33	\$	3,460.00
500360	Bad Debt Expense	\$ 6,250.00	\$	75,000.00
500400	Bank Charges	\$ 333.33	\$	4,000.00
500800	Computer Expense	\$ -		
504520	Deficit	\$ 4,166.67	\$	50,000.00
502120	Legal Expense	\$ 6,250.00	\$	75,000.00
502200	Legal Fees - Collections	\$ -	\$	-
502440	Licenses/Permits / Inspections	\$ 1,333.33	\$	16,000.00
504000	Office Supplies & Expenses	\$ 833.33	\$	10,000.00
504480	Printing & Postage	\$ 1,000.00	\$	12,000.00
505760	Sales & Property Tax	\$ 583.33	\$	7,000.00
505085	Social Events	\$ 575.00	\$	6,900.00
506200	Violations	\$ -		
500280	Background Screening Fee	\$ 550.00	\$	6,600.00
890000	Payroll	\$ 99,583.33	\$	1,195,000.00
<i>Operating 1-Month Buffer (Recommended)</i>				
TOTAL ADMINISTRATIVE EXPENSES		\$ 122,913.33	\$	1,474,960.00

BUILDING INSURANCE PREMIUMS

720240	Boiler & Machinery Insurance	\$ -		
720280	Crime	\$ -		
720680	Flood Insurance	\$ -		
720800	General Liability	\$ -		
721080	Property Insurance Ex Wind	\$ -		
721200	Windstorm	\$ -		
721240	Worker's Comp	\$ -		
720400	Director's & Officers	\$ -		
720880	Legal Defense	\$ -		
	Surety Bond	\$ -		

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PLAZA DEL PRADO CONDOMINIUM
ASSOCIATION, INC.

OWNER ASSESSMENT

2026 YEARLY W/ PARTIAL CR

0.00%

GL		MONTHLY	
721160	Umbrella		
720600	Finance Charges	\$ 6,666.67	\$ 80,000.00
720000	Document Stamps	\$ -	

TOTAL BUILDING INSURANCE PREMIUM	\$ 180,104.58	\$ 2,161,255.00
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UTILITIES

600000	Electricity	\$ 36,500.00	\$ 438,000.00
601000	Natural Gas	\$ 5,016.67	\$ 60,200.00
804100	Fuel	\$ -	
602000	Telephone	\$ 381.00	\$ 4,572.00
604040	Water & Sewer	\$ 55,833.33	\$ 670,000.00

TOTAL UTILITIES	\$ 97,731.00	\$ 1,172,772.00
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CONTRACTS

700720	Boiler Prev Maint	\$ 208.33	\$ 2,500.00
701080	Cable TV & Internet - Bulk Acc	\$ 44,657.17	\$ 535,886.00
702840	Floor Mat Cleaning/Maint	\$ 281.33	\$ 3,375.95
701400	Cooling Tower & AHU Roof Units	\$ 1,845.00	\$ 22,140.00
701640	Elevator Contract	\$ 4,391.67	\$ 52,700.00
701720	ELEVATOR PHONE LINES & MONITORING	\$ 625.00	\$ 7,500.00
701960	Office Equipment Lease/Contract	\$ 351.00	\$ 4,212.00
702180	Comm Radio Equip Lease	\$ 791.67	\$ 9,500.00
702720	Fitness Center Equip Lease	\$ 2,669.00	\$ 32,028.00
702320	Fire Alarm System	\$ 741.67	\$ 8,900.00
702360	FIRE ALARM MONITORING		
703360	Generator	\$ 333.33	\$ 4,000.00
700320	HVAC & Plumbing Service- Units	\$ 16,166.67	\$ 194,000.00
703880	Janitorial Services	\$ 37,166.67	\$ 446,000.00
704120	Landscaping Service	\$ 2,488.50	\$ 29,862.00
705200	Management Services	\$ 12,083.33	\$ 145,000.00
705160	Overhead Fee KWPM	\$ 1,183.33	\$ 14,200.00
	Web Hosting & Internet	\$ -	\$ -
705560	Pest Control	\$ 2,833.33	\$ 34,000.00
705920	Pools & Fountain Maintenance	\$ 2,333.33	\$ 28,000.00
706360	Roof	\$ 550.00	\$ 6,600.00
707000	Security Services	\$ 38,533.33	\$ 462,400.00
707600	Trash Removal - Regular	\$ 4,750.00	\$ 57,000.00
707480	Bulky Trash - 30 YD Roll Off	\$ 750.00	\$ 9,000.00
704680	Tree Trimming	\$ 424.32	\$ 5,091.84
702500	FIRE SAFETY EQUIPMENT	\$ 916.67	\$ 11,000.00
700000	Cooling Towers-Water Treatment	\$ 650.00	\$ 7,800.00
707440	Trash Chute Cleaning	\$ 916.67	\$ 11,000.00
703440	Grease Trap Maint - Market	\$ 1,050.00	\$ 12,600.00
700520	Backflow Inspection & Cert	\$ 150.00	\$ 1,800.00
703920	Keytrak System License & Support	\$ 180.25	\$ 2,163.00
702680	GYM EQUIP MAINTENANCE	\$ 125.00	\$ 1,500.00

TOTAL CONTRACTS	\$ 180,146.57	\$ 2,161,758.79
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REPLACEMENT / REPAIRS & MAINTENANCE / PROJECTS

801120	General Maintenance	\$ 6,000.00	\$ 72,000.00
801000	Boiler Maintenance	\$ 333.33	\$ 4,000.00
802360	Doors	\$ 666.67	\$ 8,000.00
804480	Entry Gate Repairs	\$ 1,500.00	\$ 18,000.00
802680	Electrical Supplies & Repair	\$ 2,083.33	\$ 25,000.00
802760	Elevator Repair	\$ 4,166.67	\$ 50,000.00

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PLAZA DEL PRADO CONDOMINIUM
ASSOCIATION, INC.

OWNER ASSESSMENT

2026 YEARLY W/ PARTIAL CR
0.00%

GL		MONTHLY	
802800	Elevator Inspection	\$ -	\$ -
803520	Fire Alarm /Safety Equipment	\$ 1,558.33	\$ 18,700.00
803560	Fire Sprinkler Repair	\$ 250.00	\$ 3,000.00
801800	Contingency	\$ 9,166.67	\$ 110,000.00
804840	Golf Carts	\$ 250.00	\$ 3,000.00
803720	Amenity Supplies	\$ 291.67	\$ 3,500.00
800240	HVAC Maintenance & Repairs	\$ 3,293.24	\$ 39,518.89
807880	Painting	\$ 1,250.00	\$ 15,000.00
808240	Plumbing Repairs	\$ 7,916.67	\$ 95,000.00
808640	Pool Repairs	\$ 1,666.67	\$ 20,000.00
809160	Roof	\$ 833.33	\$ 10,000.00
809760	Signage	\$ -	
807400	Maintenance Supplies	\$ 1,666.67	\$ 20,000.00
810280	Trash Chute Maintenance & Repairs	\$ 750.00	\$ 9,000.00
	IT System, Equipment & Devices - Ne	\$ 1,948.33	\$ 23,380.00
804760	Generator	\$ 333.33	\$ 4,000.00
803040	Tools & Equipment	\$ 625.00	\$ 7,500.00
	FUEL		\$ 800.00
TOTAL REPAIRS & MAINTENANCE		\$ 46,616.57	\$ 559,398.89
TOTAL EXPENSES		\$ 627,512.06	\$ 7,530,144.68
900000	CAPITAL RESERVES	\$ 10,000.00	\$ 120,000.00
<i>BUILDING COMPONENTS LISTED IN THE CRS REPORT</i>			
TOTAL CAPITAL RESERVE CONTRIBUTION		\$	120,000.00
900025	SIRS (STRUCTURAL INTEGRITY RESERVE)	\$	1,717,897.00
<i>BUILDING COMPONENTS LISTED IN THE SIRS REPORT</i>			
TOTAL STRUCTURAL INTEGRITY RESERVE CONTRIBUTION		\$ 143,158.08	\$ 1,717,897.00
TOTAL RESERVE CONTRIBUTION R1 + R2		\$	1,837,897.00
GRAND TOTAL EXPENSE (INCL RESERVES)		\$	9,368,041.68
NET INCOME / LOSS		\$	-

NOTE FOR REF ONLY

w/ Reserves R1 + R2	0.00%
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DocuSigned by:
Beatriz Allende
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Beatriz Allende (President)
Date Approved: 11/29/2025



2026 BUDGET WITH PARTIALLY FUNDED CAPITAL RESERVES

W/OUT S.A.

UNIT TYPE	# OF UNITS	% / Share	% / Unit x # of UNITS	OPERATING BUDGET	OPERATING BUDGET	OPERATING BUDGET	RESERVE BUDGET	RESERVE BUDGET	RESERVE BUDGET	2026 Budget Total Payment	2025 Budget Approved Total Payment	% INCREASE
				PER UNIT	PER TYPE	PER MONTH	PER UNIT	PER TYPE	PER MONTH		PER MONTH	
003N-F	3	0.09900%	0.2970%	\$7,099.63	\$21,298.89	\$591.64	\$1,819.52	\$5,458.55	\$151.63	743.26	743.26	0.00%
002N-F	1	0.09900%	0.0990%	\$7,099.63	7,099.63	591.64	\$1,819.52	\$1,819.52	151.63	743.26	743.26	0.00%
004N-A	17	0.12700%	2.1590%	\$9,107.61	154,829.33	758.97	\$2,334.13	\$39,680.20	194.51	953.48	953.48	0.00%
003N-B	13	0.15200%	1.9760%	\$10,900.44	141,705.77	908.37	\$2,793.60	\$36,316.84	232.80	1,141.17	1,141.17	0.00%
003N-C	30	0.17100%	5.1300%	\$12,263.00	367,889.98	1,021.92	\$3,142.80	\$94,284.12	261.90	1,283.82	1,283.82	0.00%
004-S4	1	0.02100%	0.0210%	\$1,505.98	1,505.98	125.50	\$385.96	\$385.96	32.16	157.66	157.66	0.00%
001S-B	15	0.15200%	2.2800%	\$10,900.44	163,506.66	908.37	\$2,793.60	\$41,904.05	232.80	1,141.17	1,141.17	0.00%
001S-H	2	0.22400%	0.4480%	\$16,063.81	32,127.62	1,338.65	\$4,116.89	\$8,233.78	343.07	1,681.73	1,681.73	0.00%
004S-K	1	0.26400%	0.2640%	\$18,932.35	18,932.35	1,577.70	\$4,852.05	\$4,852.05	404.34	1,982.03	1,982.03	0.00%
001S-S1	1	0.16600%	0.1660%	\$11,904.43	11,904.43	992.04	\$3,050.91	\$3,050.91	254.24	1,246.28	1,246.28	0.00%
003N-M	1	0.26400%	0.2640%	\$18,932.35	18,932.35	1,577.70	\$4,852.05	\$4,852.05	404.34	1,982.03	1,982.03	0.00%
002N-B	17	0.15200%	2.5840%	\$10,900.44	185,307.55	908.37	\$2,793.60	\$47,491.26	232.80	1,141.17	1,141.17	0.00%
003S-E	2	0.08000%	0.1600%	\$5,737.08	11,474.15	478.09	\$1,470.32	\$2,940.64	122.53	600.62	600.62	0.00%
003N-H	3	0.22400%	0.6720%	\$16,063.81	48,191.44	1,338.65	\$4,116.89	\$12,350.67	343.07	1,681.73	1,681.73	0.00%
001N-D	32	0.18500%	5.9200%	\$13,266.99	424,543.61	1,105.58	\$3,400.11	\$108,803.50	283.34	1,388.92	1,388.92	0.00%
002S-B	15	0.15200%	2.2800%	\$10,900.44	163,506.66	908.37	\$2,793.60	\$41,904.05	232.80	1,141.17	1,141.17	0.00%
002S-H	2	0.22400%	0.4480%	\$16,063.81	32,127.62	1,338.65	\$4,116.89	\$8,233.78	343.07	1,681.73	1,681.73	0.00%
003S-B	16	0.15200%	2.4320%	\$10,900.44	174,407.10	908.37	\$2,793.60	\$44,697.66	232.80	1,141.17	1,141.17	0.00%
001S-F	2	0.09900%	0.1980%	\$7,099.63	14,199.26	591.64	\$1,819.52	\$3,639.04	151.63	743.26	743.26	0.00%
003S-A	18	0.12700%	2.2860%	\$9,107.61	163,936.94	758.97	\$2,334.13	\$42,014.33	194.51	953.48	953.48	0.00%
002S-F	2	0.09900%	0.1980%	\$7,099.63	14,199.26	591.64	\$1,819.52	\$3,639.04	151.63	743.26	743.26	0.00%
002N-A	17	0.12700%	2.1590%	\$9,107.61	154,829.33	758.97	\$2,334.13	\$39,680.20	194.51	953.48	953.48	0.00%
001N-A	18	0.12700%	2.2860%	\$9,107.61	163,936.94	758.97	\$2,334.13	\$42,014.33	194.51	953.48	953.48	0.00%
003N-N	1	0.05900%	0.0590%	\$4,231.09	4,231.09	352.59	\$1,084.36	\$1,084.36	90.36	442.95	442.95	0.00%
002S-S2	1	0.07900%	0.0790%	\$5,665.36	5,665.36	472.11	\$1,451.94	\$1,451.94	120.99	593.11	593.11	0.00%
003S-S3	1	0.05900%	0.0590%	\$4,231.09	4,231.09	352.59	\$1,084.36	\$1,084.36	90.36	442.95	442.95	0.00%
001N-H	1	0.22400%	0.2240%	\$16,063.81	16,063.81	1,338.65	\$4,116.89	\$4,116.89	343.07	1,681.73	1,681.73	0.00%
002N-C	33	0.17100%	5.6430%	\$12,263.00	404,678.98	1,021.92	\$3,142.80	\$103,712.53	261.90	1,283.82	1,283.82	0.00%
002S-C	32	0.17100%	5.4720%	\$12,263.00	392,415.98	1,021.92	\$3,142.80	\$100,569.72	261.90	1,283.82	1,283.82	0.00%
004S-D	35	0.18500%	6.4750%	\$13,266.99	464,344.57	1,105.58	\$3,400.11	\$119,003.83	283.34	1,388.92	1,388.92	0.00%
002N-H	1	0.22400%	0.2240%	\$16,063.81	16,063.81	1,338.65	\$4,116.89	\$4,116.89	343.07	1,681.73	1,681.73	0.00%
004N-B	17	0.15200%	2.5840%	\$10,900.44	185,307.55	908.37	\$2,793.60	\$47,491.26	232.80	1,141.17	1,141.17	0.00%
002S-A	18	0.12700%	2.2860%	\$9,107.61	163,936.94	758.97	\$2,334.13	\$42,014.33	194.51	953.48	953.48	0.00%
003S-C	33	0.17100%	5.6430%	\$12,263.00	404,678.98	1,021.92	\$3,142.80	\$103,712.53	261.90	1,283.82	1,283.82	0.00%
003S-I	1	0.32300%	0.3230%	\$23,163.44	23,163.44	1,930.29	\$5,936.41	\$5,936.41	494.70	2,424.99	2,424.99	0.00%
004S-B	18	0.15200%	2.7360%	\$10,900.44	196,207.99	908.37	\$2,793.60	\$50,284.86	232.80	1,141.17	1,141.17	0.00%
001N-G	1	0.19300%	0.1930%	\$13,840.70	13,840.70	1,153.39	\$3,547.14	\$3,547.14	295.60	1,448.99	1,448.99	0.00%
001S-D	34	0.18500%	6.2900%	\$13,266.99	451,077.58	1,105.58	\$3,400.11	\$115,603.72	283.34	1,388.92	1,388.92	0.00%
001N-C	16	0.17100%	2.7360%	\$12,263.00	196,207.99	1,021.92	\$3,142.80	\$50,284.86	261.90	1,283.82	1,283.82	0.00%
001N-F	1	0.09900%	0.0990%	\$7,099.63	7,099.63	591.64	\$1,819.52	\$1,819.52	151.63	743.26	743.26	0.00%
001S-A	17	0.12700%	2.1590%	\$9,107.61	154,829.33	758.97	\$2,334.13	\$39,680.20	194.51	953.48	953.48	0.00%
004S-L	1	0.04800%	0.0480%	\$3,442.25	3,442.25	286.85	\$882.19	\$882.19	73.52	360.37	360.37	0.00%
004N-D	34	0.18500%	6.2900%	\$13,266.99	451,077.58	1,105.58	\$3,400.11	\$115,603.72	283.34	1,388.92	1,388.92	0.00%
001N-B	17	0.15200%	2.5840%	\$10,900.44	185,307.55	908.37	\$2,793.60	\$47,491.26	232.80	1,141.17	1,141.17	0.00%
004N-C	17	0.17100%	2.9070%	\$12,263.00	208,470.99	1,021.92	\$3,142.80	\$53,427.67	261.90	1,283.82	1,283.82	0.00%
003N-A	17	0.12700%	2.1590%	\$9,107.61	154,829.33	758.97	\$2,334.13	\$39,680.20	194.51	953.48	953.48	0.00%
004S-C	17	0.17100%	2.9070%	\$12,263.00	208,470.99	1,021.92	\$3,142.80	\$53,427.67	261.90	1,283.82	1,283.82	0.00%
001N-J	1	0.37000%	0.3700%	\$26,533.98	26,533.98	2,211.16	\$6,800.22	\$6,800.22	566.68	2,777.85	2,777.85	0.00%
001S-C	15	0.17100%	2.5650%	\$12,263.00	183,944.99	1,021.92	\$3,142.80	\$47,142.06	261.90	1,283.82	1,283.82	0.00%
004S-A	17	0.12700%	2.1590%	\$9,107.61	154,829.33	758.97	\$2,334.13	\$39,680.20	194.51	953.48	953.48	0.00%
TOTAL	626		100.00%		\$7,171,344.68			\$1,837,897.00		59,168.19	\$59,168.22	