KW PROPERTY MANAGEMENT & CONSULTING

Plaza Del Prado
Condominium
Association, Inc.

# 04/30/2026 FINANCIAL REPORT

## Plaza Del Prado Condominium Association, Inc.

**(All Accounts Balances are Unaudited)**

# Plaza Del Prado Condominium Association, Inc.

Balance Sheet as of 4/30/2026

| Assets | Operating | Reserve | SPA 2017 | SPA 2023 | Total |
|---|---|---|---|---|---|
| **Cash & Cash Equivalents** | | | | | |
| 100001 - Operating Popular w/ICS 8648 | $950,854.79 | | | | $950,854.79 |
| 100002 - Debt Service Popular 7117 | | | | $438,774.17 | $438,774.17 |
| 100020 - Reserve Popular w/ ICS 4396 | | $1,538,408.29 | | | $1,538,408.29 |
| 100030 - Special Assmt 2017 Popular 5365 | | | $653,172.39 | | $653,172.39 |
| 100031 - Loan Proceeds SA 2017 Popular 7614 | | | $35,893.39 | | $35,893.39 |
| 100033 - Special Assmt 2023 Popular 0430 | | | | $846,809.42 | $846,809.42 |
| 100040 - Security Dep Popular 9177 | $229,604.24 | | | | $229,604.24 |
| 100050 - RESTRICTED Loan Proceeds- Popular Bank | | | | $675,800.60 | $675,800.60 |
| 100500 - Due to/from Reserve Fund | ($615,790.00) | $615,790.00 | | | - |
| 100510 - Due to/from Special Assessment Fund | | | $261,031.72 | ($261,031.72) | - |
| 100520 - Due (to)/from Operating/Special Assessments | ($288,388.47) | | $297,054.50 | ($8,666.03) | - |
| **Total Cash & Cash Equivalents** | **$276,280.56** | **$2,154,198.29** | **$1,247,152.00** | **$1,691,686.44** | **$5,369,317.29** |
| **Account Receivables** | | | | | |
| 101000 - Assessment Receivables | $546,679.55 | | $34,724.85 | $172,227.83 | $753,632.23 |
| 101002 - Accounts Receivable Rental & Leases | $2,200.00 | | | | $2,200.00 |
| 101100 - Allowance for Doubtful Accounts | ($102,759.11) | | ($11,302.44) | ($45,895.16) | ($159,956.71) |
| 102080 - Other Receivables | $25,424.58 | | | | $25,424.58 |
| **Total Account Receivables** | **$471,545.02** | | **$23,422.41** | **$126,332.67** | **$621,300.10** |
| **Prepaids & Other Assets** | | | | | |
| 102640 - Prepaid Expenses | $52,991.68 | | | | $52,991.68 |
| 102800 - Prepaid Insurance | $805,194.44 | | | | $805,194.44 |
| **Total Prepaids & Other Assets** | **$858,186.12** | | | | **$858,186.12** |
| **Deposits & Other Long-Term Assets** | | | | | |
| 105000 - Utility Deposits | $61,167.00 | | | | $61,167.00 |

| | Operating | Reserve | SPA 2017 | SPA 2023 | Total |
|---|---|---|---|---|---|
| 107000 - Unbilled Special Assessment | | | $6,892,787.35 | $18,535,279.39 | $25,428,066.74 |
| **Total Deposits & Other Long-Term Assets** | **$61,167.00** | | **$6,892,787.35** | **$18,535,279.39** | **$25,489,233.74** |
| **Total Assets** | **$1,667,178.70** | **$2,154,198.29** | **$8,163,361.76** | **$20,353,298.50** | **$32,338,037.25** |

| Liabilities / Equity | Operating | Reserve | SPA 2017 | SPA 2023 | Total |
|---|---|---|---|---|---|
| **Current Liabilities** | | | | | |
| 200080 - Accounts Payable | $30,614.81 | | | $57,922.57 | $88,537.38 |
| 200100 - Accrued Expenses | $82,670.69 | | | | $82,670.69 |
| 200240 - Collections & Other Fees | $7,305.00 | | | | $7,305.00 |
| 200520 - Employee Holiday Fund | $2,460.00 | | | | $2,460.00 |
| 200560 - Other Current Liabilities | $2,962.26 | | $175.32 | | $3,137.58 |
| 200700 - Insurance Payable | $1,132,675.95 | | | | $1,132,675.95 |
| 201000 - Deferred Cable Revenue | $91,892.50 | | | | $91,892.50 |
| 201300 - Prepaid Assessments | $131,792.15 | | $74.85 | $9,955.30 | $141,822.30 |
| 201320 - Prepaid Rents | $1,113.75 | | | | $1,113.75 |
| **Total Current Liabilities** | **$1,483,487.11** | | **$250.17** | **$67,877.87** | **$1,551,615.15** |
| **Security & Other Deposits** | | | | | |
| 205000 - Security Deposits | $295,835.00 | | | | $295,835.00 |
| **Total Security & Other Deposits** | **$295,835.00** | | | | **$295,835.00** |
| **Long-Term Liabilities** | | | | | |
| 206000 - SPA Loan Payable | | | $4,116,889.65 | $21,345,195.31 | $25,462,084.96 |
| **Total Long-Term Liabilities** | | | **$4,116,889.65** | **$21,345,195.31** | **$25,462,084.96** |
| **Special Assessment** | | | | | |
| 290000 - Special Assessment Income | | | $17,002,271.00 | $25,000,000.00 | $42,002,271.00 |
| 290020 - Special Assessment Bank Interest | | | $235.58 | $504.59 | $740.17 |
| 290155 - Special Assessment Billed Interest Income | | | | $2,279,769.86 | $2,279,769.86 |
| 290200 - Special Assessment Late Fees & Finance Income | | | $9,698.81 | $14,355.86 | $24,054.67 |
| 291000 - Special Assessment Loan Interest Expense | | | ($1,539,963.98) | ($2,257,385.22) | ($3,797,349.20) |

| | | | | |
|---|---|---|---|---|
| 291010 - Special Assessment Loan Cost | | ($9,030.00) | | ($9,030.00) |
| 291400 - Special Assessment Bad Debt | | | ($74,498.43) | ($74,498.43) |
| 291500 - Special Assessment Bank Charges | | | ($23,359.00) | ($23,359.00) |
| 292050 - Special Assessment Expenses | | ($4,055,225.22) | ($11,169,711.16) | ($15,224,936.38) |
| 292080 - SPA Exp Balconies | | ($21,549.00) | ($339,050.76) | ($360,599.76) |
| 292095 - SPA Exp Building | | ($1,082,410.50) | ($1,908,756.56) | ($2,991,167.06) |
| 292115 - SPA Exp Consulting | | ($213,030.75) | ($122,609.00) | ($335,639.75) |
| 292125 - SPA Exp Electrical | | | ($1,007,337.62) | ($1,007,337.62) |
| 292135 - SPA Exp Elevator Modernization | | ($65,429.00) | ($23,406.27) | ($88,835.27) |
| 292145 - SPA Exp Engineering | | | ($643,518.96) | ($643,518.96) |
| 292180 - SPA Exp Fitness Equipment | | | ($5,824.00) | ($5,824.00) |
| 292185 - SPA Exp Garage | | ($2,736,611.00) | ($4,826,993.81) | ($7,563,604.81) |
| 292205 - SPA Exp HVAC/Air Cond | | ($298,996.00) | ($1,486,246.68) | ($1,785,242.68) |
| 292220 - SPA Exp Landscaping | | ($49,318.00) | ($15,639.11) | ($64,957.11) |
| 292225 - SPA Exp Legal Fees | | | ($27,269.00) | ($27,269.00) |
| 292250 - SPA Exp Lobby | | ($2,085,415.00) | ($421,256.01) | ($2,506,671.01) |
| 292295 - SPA Exp Permits | | ($25,260.00) | ($64,301.75) | ($89,561.75) |
| 292305 - SPA Exp Plumbing | | | ($771,990.02) | ($771,990.02) |
| 292315 - SPA Exp Pool Deck | | ($158,349.00) | ($395.00) | ($158,744.00) |
| 292320 - SPA Exp Pool Furniture | | | ($7,650.00) | ($7,650.00) |
| 292330 - SPA Exp Project Mgmt | | ($165,491.00) | ($692,217.04) | ($857,708.04) |
| 292360 - SPA Exp Roof | | ($400,000.00) | ($3,415.00) | ($403,415.00) |
| 292365 - SPA Exp Seawall | | | ($3,500.00) | ($3,500.00) |
| 292400 - SPA Exp Tennis | | ($52,869.00) | | ($52,869.00) |
| 292410 - SPA Exp Valet | | | ($88,570.75) | ($88,570.75) |
| 292525 - SPA Exp Other | | ($7,036.00) | ($354,668.56) | ($361,704.56) |
| 292530 - SPA Exp Boiler Repairs and Replacement | | | ($316,866.27) | ($316,866.27) |
| 292535 - SPA Exp ELSS | | | ($1,688,069.01) | ($1,688,069.01) |
| 292540 - SPA Exp Restroom | | | ($9,900.00) | ($9,900.00) |
| **Total Special Assessment** | | **$4,046,221.94** | **($1,059,774.68)** | **$2,986,447.26** |
| **Deferred Capital Replacement Fund** | | | | |
| 310002 - Pooled Capital RSV Contribution | $121,279.02 | | | $121,279.02 |

| | | | | | |
|---|---|---|---|---|---|
| 310003 - RSV-Structural Integrity (Bldg. Component) SIRS | | $1,995,939.45 | | | $1,995,939.45 |
| 311000 - Deferred Interest Fund Balance | | $13,329.14 | | | $13,329.14 |
| **Total Deferred Capital Replacement Fund** | | **$2,130,547.61** | | | **$2,130,547.61** |
| **Fund Balance** | | | | | |
| 389999 - Current Income (Loss) | $103,789.00 | $18,314.82 | | | $122,103.82 |
| 390000 - Retained Earnings | ($352,354.99) | $5,335.86 | | | ($347,019.13) |
| 390280 - Prior Year Surplus/ Deficit | $99,999.69 | | | | $99,999.69 |
| 390400 - Prior Year Adjustment | $36,422.89 | | | | $36,422.89 |
| **Total Fund Balance** | **($112,143.41)** | **$23,650.68** | | | **($88,492.73)** |
| **Total Liabilities / Equity** | **$1,667,178.70** | **$2,154,198.29** | **$8,163,361.76** | **$20,353,298.50** | **$32,338,037.25** |

# Plaza Del Prado Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 411000 - Assessment | 597,616.71 | 597,612.06 | 4.65 | 2,390,466.84 | 2,390,448.24 | 18.60 | 7,171,344.68 |
| 415000 - Reserve Assessment | 153,158.00 | 153,158.08 | (.08) | 612,632.00 | 612,632.32 | (.32) | 1,837,897.00 |
| **Total Assessment Income** | **750,774.71** | **750,770.14** | **4.57** | **3,003,098.84** | **3,003,080.56** | **18.28** | **9,009,241.68** |
| **Other Income** | | | | | | | |
| 420080 - Application/Screening | 1,050.00 | 833.33 | 216.67 | 6,805.00 | 3,333.32 | 3,471.68 | 10,000.00 |
| 420260 - Cable Agreement Income | 1,557.50 | - | 1,557.50 | 6,230.00 | - | 6,230.00 | - |
| 420420 - Construction Fee Income | - | 83.33 | (83.33) | - | 333.32 | (333.32) | 1,000.00 |
| 420540 - Finance Charges | 4,569.99 | 1,000.00 | 3,569.99 | 18,085.41 | 4,000.00 | 14,085.41 | 12,000.00 |
| 420580 - FOB Income | 1,640.00 | 1,000.00 | 640.00 | 6,130.00 | 4,000.00 | 2,130.00 | 12,000.00 |
| 420720 - Interest Income | 122.47 | - | 122.47 | 500.87 | - | 500.87 | - |
| 420780 - Late Fee Income | 1,860.00 | 666.67 | 1,193.33 | 7,200.00 | 2,666.68 | 4,533.32 | 8,000.00 |
| 420820 - Laundry Income | - | 7,166.67 | (7,166.67) | 20,790.59 | 28,666.68 | (7,876.09) | 86,000.00 |
| 421000 - Non Sufficient Fee Income | 100.00 | 83.33 | 16.67 | 525.00 | 333.32 | 191.68 | 1,000.00 |
| 421120 - Parking Income | 10,230.00 | 16,200.00 | (5,970.00) | 28,730.00 | 64,800.00 | (36,070.00) | 194,400.00 |
| 421122 - Parking Space Leasing Income | 1,110.00 | 33.33 | 1,076.67 | 1,110.00 | 133.32 | 976.68 | 400.00 |
| 421124 - Parking Income-Motorcycle & Bicycle | (955.00) | - | (955.00) | - | - | - | - |
| 421160 - Pet Fees | 10.00 | 41.66 | (31.66) | 360.00 | 166.64 | 193.36 | 500.00 |
| 421240 - Rental / Reservation Fee | 100.00 | 41.66 | 58.34 | 100.00 | 166.64 | (66.64) | 500.00 |
| 421320 - Rental Income | 2,123.00 | 1,250.00 | 873.00 | 11,319.25 | 5,000.00 | 6,319.25 | 15,000.00 |
| 421500 - Storage Income | - | 250.00 | (250.00) | 40.00 | 1,000.00 | (960.00) | 3,000.00 |
| 421580 - Trash Removal Income | 60.00 | 458.33 | (398.33) | 450.00 | 1,833.32 | (1,383.32) | 5,500.00 |
| 421680 - Violation / Fine Income | - | 416.67 | (416.67) | 200.00 | 1,666.68 | (1,466.68) | 5,000.00 |
| 450190 - Boat Registration | - | 41.67 | (41.67) | 600.00 | 166.68 | 433.32 | 500.00 |
| 451090 - Vehicle Registration | 750.00 | 166.67 | 583.33 | 3,485.00 | 666.68 | 2,818.32 | 2,000.00 |
| 451110 - Water Shutoff Fee | 400.00 | 166.67 | 233.33 | 1,325.00 | 666.68 | 658.32 | 2,000.00 |
| **Total Other Income** | **24,727.96** | **29,899.99** | **(5,172.03)** | **113,986.12** | **119,599.96** | **(5,613.84)** | **358,800.00** |
| **Total Income** | **775,502.67** | **780,670.13** | **(5,167.46)** | **3,117,084.96** | **3,122,680.52** | **(5,595.56)** | **9,368,041.68** |
| **Operating Expense** | | | | | | | |
| **Administrative Expenses** | | | | | | | |
| 500040 - Accounting Other | 1,000.00 | 1,166.67 | 166.67 | 4,000.00 | 4,666.68 | 666.68 | 14,000.00 |
| 500120 - G&A Fees | 3,435.75 | - | (3,435.75) | 3,435.75 | - | (3,435.75) | - |
| 500280 - Application/Screening Fees | 1,361.50 | 550.00 | (811.50) | 4,083.45 | 2,200.00 | (1,883.45) | 6,600.00 |
| 500360 - Bad Debt Expense | - | 6,250.00 | 6,250.00 | 18,750.00 | 25,000.00 | 6,250.00 | 75,000.00 |
| 500400 - Bank Charges | 350.00 | 333.33 | (16.67) | 800.00 | 1,333.32 | 533.32 | 4,000.00 |
| 501560 - Fees Payable to Division | 207.00 | 288.33 | 81.33 | 828.00 | 1,153.32 | 325.32 | 3,460.00 |
| 501940 - Information Technology | 506.58 | 1,948.33 | 1,441.75 | 1,092.51 | 7,793.32 | 6,700.81 | 23,380.00 |
| 502120 - Legal Expense | 4,166.74 | 6,250.00 | 2,083.26 | 11,844.24 | 25,000.00 | 13,155.76 | 75,000.00 |
| 502440 - Licenses & Permits | 2,063.94 | 1,333.33 | (730.61) | 4,849.94 | 5,333.32 | 483.38 | 16,000.00 |
| 504000 - Office Supplies | 1,877.55 | 833.33 | (1,044.22) | 2,095.15 | 3,333.32 | 1,238.17 | 10,000.00 |

# Plaza Del Prado Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 504480 - Printing & Postage | 821.38 | 1,000.00 | 178.62 | 5,143.94 | 4,000.00 | (1,143.94) | 12,000.00 |
| 504520 - Prior Year Deficit Funding | - | 4,166.67 | 4,166.67 | - | 16,666.68 | 16,666.68 | 50,000.00 |
| 505085 - Social Functions | - | 575.00 | 575.00 | 188.95 | 2,300.00 | 2,111.05 | 6,900.00 |
| 505760 - Taxes Sales Tax | - | 583.33 | 583.33 | - | 2,333.32 | 2,333.32 | 7,000.00 |
| 506200 - Violation/Fines | 298.65 | - | (298.65) | 1,105.95 | - | (1,105.95) | - |
| 599999 - Pending Credit Card Transactions | (12,969.89) | - | 12,969.89 | (11,513.60) | - | 11,513.60 | - |
| **Total Administrative Expenses** | **3,119.20** | **25,278.32** | **22,159.12** | **46,704.28** | **101,113.28** | **54,409.00** | **303,340.00** |
| **Utilities** | | | | | | | |
| 600000 - Electricity | 36,509.72 | 36,500.00 | (9.72) | 144,117.02 | 146,000.00 | 1,882.98 | 438,000.00 |
| 601000 - Natural Gas | 5,110.44 | 5,016.67 | (93.77) | 29,068.10 | 20,066.68 | (9,001.42) | 60,200.00 |
| 602000 - Telephone | (826.61) | 381.00 | 1,207.61 | 1,355.12 | 1,524.00 | 168.88 | 4,572.00 |
| 604040 - Water & Sewer | 43,657.05 | 55,833.33 | 12,176.28 | 153,307.73 | 223,333.32 | 70,025.59 | 670,000.00 |
| **Total Utilities** | **84,450.60** | **97,731.00** | **13,280.40** | **327,847.97** | **390,924.00** | **63,076.03** | **1,172,772.00** |
| **Contracts** | | | | | | | |
| 700320 - Air Cond/HVAC System | 16,068.34 | 16,166.67 | 98.33 | 64,273.36 | 64,666.68 | 393.32 | 194,000.00 |
| 700520 - Backflow Certifications | - | 150.00 | 150.00 | - | 600.00 | 600.00 | 1,800.00 |
| 700720 - Boiler Preventative Maintenance | - | 208.33 | 208.33 | - | 833.32 | 833.32 | 2,500.00 |
| 701080 - Cable TV | 44,661.03 | 44,657.17 | (3.86) | 178,644.12 | 178,628.68 | (15.44) | 535,886.00 |
| 701400 - Cooling Tower | 1,845.00 | 1,845.00 | - | 7,380.00 | 7,380.00 | - | 22,140.00 |
| 701640 - Elevator Contract | 3,828.98 | 4,391.67 | 562.69 | 15,315.92 | 17,566.68 | 2,250.76 | 52,700.00 |
| 701720 - Elevator Emergency Phone | 3,440.05 | 625.00 | (2,815.05) | 3,440.05 | 2,500.00 | (940.05) | 7,500.00 |
| 701840 - Equipment Lease | (551.71) | - | 551.71 | - | - | - | - |
| 701960 - Equipment Lease Copier | 1,402.85 | 351.00 | (1,051.85) | 1,402.85 | 1,404.00 | 1.15 | 4,212.00 |
| 702180 - Equipment Lease Radios | 823.90 | 791.67 | (32.23) | 3,295.60 | 3,166.68 | (128.92) | 9,500.00 |
| 702320 - Fire Alarm Contract | 893.38 | 741.67 | (151.71) | 3,509.08 | 2,966.68 | (542.40) | 8,900.00 |
| 702500 - Fire Safety Equipment | - | 916.67 | 916.67 | - | 3,666.68 | 3,666.68 | 11,000.00 |
| 702680 - Fitness Center/Gym | (4,718.93) | 125.00 | 4,843.93 | 2,693.84 | 500.00 | (2,193.84) | 1,500.00 |
| 702720 - Fitness Center Equipment | 7,279.02 | 2,669.00 | (4,610.02) | 7,279.02 | 10,676.00 | 3,396.98 | 32,028.00 |
| 702840 - Floor Mats | 241.06 | 281.33 | 40.27 | 943.76 | 1,125.32 | 181.56 | 3,376.00 |
| 703360 - Generator | (129.34) | 333.33 | 462.67 | 295.40 | 1,333.32 | 1,037.92 | 4,000.00 |
| 703440 - Grease Trap Maintenance | 860.00 | 1,050.00 | 190.00 | 860.00 | 4,200.00 | 3,340.00 | 12,600.00 |
| 703880 - Janitorial Services | 32,470.00 | 37,166.67 | 4,696.67 | 129,880.00 | 148,666.68 | 18,786.68 | 446,000.00 |
| 703920 - Keys & Locks System | - | 180.25 | 180.25 | - | 721.00 | 721.00 | 2,163.00 |
| 704120 - Landscaping/Grounds Contract | 335.00 | 2,488.50 | 2,153.50 | 9,480.00 | 9,954.00 | 474.00 | 29,862.00 |
| 704680 - Landscaping Tree Trimming | - | 424.33 | 424.33 | - | 1,697.32 | 1,697.32 | 5,092.00 |
| 705160 - Management Overhead Fee | 776.00 | 1,183.33 | 407.33 | 3,104.00 | 4,733.32 | 1,629.32 | 14,200.00 |
| 705200 - Management Services | 11,318.00 | 12,083.33 | 765.33 | 45,272.00 | 48,333.32 | 3,061.32 | 145,000.00 |
| 705240 - Management Web Hosting | 300.00 | - | (300.00) | 1,200.00 | - | (1,200.00) | - |
| 705560 - Pest Control | 4,188.02 | 2,833.33 | (1,354.69) | 11,372.64 | 11,333.32 | (39.32) | 34,000.00 |
| 705920 - Pool Contract | 2,150.00 | 2,333.33 | 183.33 | 8,600.00 | 9,333.32 | 733.32 | 28,000.00 |
| 706360 - Roof | 6,000.00 | 550.00 | (5,450.00) | 6,000.00 | 2,200.00 | (3,800.00) | 6,600.00 |

# Plaza Del Prado Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| 707000 - Security Services | 37,649.08 | 38,533.33 | 884.25 | 153,383.72 | 154,133.32 | 749.60 | 462,400.00 |
| 707440 - Trash Chute Cleaning | - | 916.67 | 916.67 | - | 3,666.68 | 3,666.68 | 11,000.00 |
| 707480 - Trash Collection Roll Off | 4,076.50 | 750.00 | (3,326.50) | 4,076.50 | 3,000.00 | (1,076.50) | 9,000.00 |
| 707600 - Trash Removal | 3,177.40 | 4,750.00 | 1,572.60 | 15,519.60 | 19,000.00 | 3,480.40 | 57,000.00 |
| 708160 - Water Treatment | 642.00 | 650.00 | 8.00 | 2,568.00 | 2,600.00 | 32.00 | 7,800.00 |
| **Total Contracts** | **179,025.63** | **180,146.58** | **1,120.95** | **679,789.46** | **720,586.32** | **40,796.86** | **2,161,759.00** |
| **Insurance** | | | | | | | |
| 720000 - Insurance | 205,422.55 | 180,104.58 | (25,317.97) | 821,690.20 | 720,418.32 | (101,271.88) | 2,161,255.00 |
| **Total Insurance** | **205,422.55** | **180,104.58** | **(25,317.97)** | **821,690.20** | **720,418.32** | **(101,271.88)** | **2,161,255.00** |
| **Repairs & Maintenance** | | | | | | | |
| 800240 - Air Cond/HVAC Repairs | 955.00 | 3,293.24 | 2,338.24 | 11,890.55 | 13,172.96 | 1,282.41 | 39,518.89 |
| 801000 - Boiler Repairs & Maint. | - | 333.33 | 333.33 | - | 1,333.32 | 1,333.32 | 4,000.00 |
| 801120 - Building Repairs & Maint | 20,815.08 | 6,000.00 | (14,815.08) | 21,669.83 | 24,000.00 | 2,330.17 | 72,000.00 |
| 801880 - Contingency | 564.89 | 9,166.67 | 8,601.78 | 14,921.21 | 36,666.68 | 21,745.47 | 110,000.00 |
| 802360 - Doors | 1,524.37 | 666.67 | (857.70) | 1,524.37 | 2,666.68 | 1,142.31 | 8,000.00 |
| 802680 - Electrical Supplies & Repair | 1,532.09 | 2,083.33 | 551.24 | 12,843.82 | 8,333.32 | (4,510.50) | 25,000.00 |
| 802760 - Elevator R&M | - | 4,166.67 | 4,166.67 | 31,378.53 | 16,666.68 | (14,711.85) | 50,000.00 |
| 803040 - Equipment/Tools | 13.88 | 625.00 | 611.12 | 95.12 | 2,500.00 | 2,404.88 | 7,500.00 |
| 803520 - Fire Safety Equipment | 2,660.00 | 1,558.33 | (1,101.67) | 6,115.63 | 6,233.32 | 117.69 | 18,700.00 |
| 803560 - Fire Sprinkler Repairs | - | 250.00 | 250.00 | - | 1,000.00 | 1,000.00 | 3,000.00 |
| 803720 - Fitness Center/Gym Supplies | 375.48 | 291.67 | (83.81) | 642.98 | 1,166.68 | 523.70 | 3,500.00 |
| 804100 - Fuel | 50.18 | 66.67 | 16.49 | 50.18 | 266.68 | 216.50 | 800.00 |
| 804480 - Gate Repair Expenses | 657.99 | 1,500.00 | 842.01 | 5,845.61 | 6,000.00 | 154.39 | 18,000.00 |
| 804760 - Generator | 825.00 | 333.33 | (491.67) | 825.00 | 1,333.32 | 508.32 | 4,000.00 |
| 804840 - Golf Carts | - | 250.00 | 250.00 | - | 1,000.00 | 1,000.00 | 3,000.00 |
| 807400 - Maintenance Supplies | 1,953.34 | 1,666.67 | (286.67) | 5,230.14 | 6,666.64 | 1,436.50 | 20,000.00 |
| 807880 - Painting & Supplies | 1,007.93 | 1,250.00 | 242.07 | 2,187.08 | 5,000.00 | 2,812.92 | 15,000.00 |
| 808240 - Plumbing R&M | 5,360.00 | 7,916.67 | 2,556.67 | 37,864.91 | 31,666.68 | (6,198.23) | 95,000.00 |
| 808640 - Pool Repairs & Supplies | - | 1,666.67 | 1,666.67 | 5,275.34 | 6,666.68 | 1,391.34 | 20,000.00 |
| 809160 - Roof R&M | (6,000.00) | 833.33 | 6,833.33 | - | 3,333.32 | 3,333.32 | 10,000.00 |
| 810280 - Trash Chute R&M | - | 750.00 | 750.00 | 440.00 | 3,000.00 | 2,560.00 | 9,000.00 |
| 810320 - Trash Collection Bulk | (2,459.00) | - | 2,459.00 | - | - | - | - |
| **Total Repairs & Maintenance** | **29,836.23** | **44,668.25** | **14,832.02** | **158,800.30** | **178,672.96** | **19,872.66** | **536,018.89** |
| **Payroll & Benefits** | | | | | | | |
| 890000 - Payroll & Benefits | 89,243.45 | 99,583.33 | 10,339.88 | 365,831.75 | 398,333.32 | 32,501.57 | 1,195,000.00 |
| **Total Payroll & Benefits** | **89,243.45** | **99,583.33** | **10,339.88** | **365,831.75** | **398,333.32** | **32,501.57** | **1,195,000.00** |
| **Reserve Expenses** | | | | | | | |
| 900000 - Reserve Contributions | 10,000.00 | 10,000.00 | - | 40,000.00 | 40,000.00 | - | 120,000.00 |
| 900001 - Reserve Contribution Structural | - | - | - | 429,474.16 | - | (429,474.16) | - |
| 900025 - Reserve Expense SIRS | 143,158.00 | 143,158.08 | .08 | 143,157.84 | 572,632.32 | 429,474.48 | 1,717,897.00 |

# Plaza Del Prado Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Operating Expense** | | | | | | | |
| **Total Reserve Expenses** | **153,158.00** | **153,158.08** | **.08** | **612,632.00** | **612,632.32** | **.32** | **1,837,897.00** |
| **Total Expense** | **744,255.66** | **780,670.14** | **36,414.48** | **3,013,295.96** | **3,122,680.52** | **109,384.56** | **9,368,041.89** |
| **Operating Net Total** | **31,247.01** | **(.01)** | **31,247.02** | **103,789.00** | **-** | **103,789.00** | **(.21)** |

# Plaza Del Prado Condominium Association, Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

| | Current Period | | | Year To Date | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Reserve Income** | | | | | | | |
| **Assessment Income** | | | | | | | |
| 415000 - Reserve Assessment | - | - | - | 316,390.39 | - | 316,390.39 | - |
| **Total Assessment Income** | **-** | **-** | **-** | **316,390.39** | **-** | **316,390.39** | **-** |
| **Other Income** | | | | | | | |
| 420720 - Interest Income | 2,291.72 | - | 2,291.72 | 18,314.82 | - | 18,314.82 | - |
| **Total Other Income** | **2,291.72** | **-** | **2,291.72** | **18,314.82** | **-** | **18,314.82** | **-** |
| **Total Income** | **2,291.72** | **-** | **2,291.72** | **334,705.21** | **-** | **334,705.21** | **-** |
| **Reserve Expense** | | | | | | | |
| **Reserve Expenses** | | | | | | | |
| 900003 - Reserve Expense | - | - | - | 21,801.84 | - | (21,801.84) | - |
| 900025 - Reserve Expense SIRS | - | - | - | 294,588.55 | - | (294,588.55) | - |
| **Total Reserve Expenses** | **-** | **-** | **-** | **316,390.39** | **-** | **(316,390.39)** | **-** |
| **Total Expense** | **-** | **-** | **-** | **316,390.39** | **-** | **(316,390.39)** | **-** |
| **Reserve Net Total** | **2,291.72** | **-** | **2,291.72** | **18,314.82** | **-** | **18,314.82** | **-** |
| **Net Total** | **33,538.73** | **(.01)** | **33,538.74** | **122,103.82** | **-** | **122,103.82** | **(.21)** |