



Plaza Del Prado
Condominium
Association, Inc.

03/31/2026 FINANCIAL REPORT
Plaza Del Prado Condominium Association, Inc.

(All Accounts Balances are Unaudited)

Plaza Del Prado Condominium Association, Inc.

Balance Sheet as of 3/31/2026

Assets	Operating	Reserve	SPA 2017	SPA 2023	Total
Cash & Cash Equivalents					
100001 - Operating Popular w/ICS 8648	\$907,869.69				\$907,869.69
100002 - Debt Service Popular 7117				\$438,651.70	\$438,651.70
100020 - Reserve Popular w/ ICS 4396		\$1,562,249.41			\$1,562,249.41
100030 - Special Assmt 2017 Popular 5365			\$826,856.01		\$826,856.01
100031 - Loan Proceeds SA 2017 Popular 7614			\$35,893.39		\$35,893.39
100033 - Special Assmt 2023 Popular 0430				\$702,129.26	\$702,129.26
100040 - Security Dep Popular 9177	\$229,604.24				\$229,604.24
100050 - RESTRICTED Loan Proceeds- Popular Bank				\$773,898.73	\$773,898.73
100500 - Due to/from Reserve Fund	(\$612,632.00)	\$612,632.00			-
100510 - Due to/from Special Assessment Fund			\$261,031.72	(\$261,031.72)	-
100520 - Due (to)/from Operating/Special Assessments	(\$280,758.62)		\$137,894.36	\$142,864.26	-
Total Cash & Cash Equivalents	\$244,083.31	\$2,174,881.41	\$1,261,675.48	\$1,796,512.23	\$5,477,152.43
Account Receivables					
101000 - Assessment Receivables	\$505,769.63		\$32,434.49	\$162,873.32	\$701,077.44
101002 - Accounts Receivable Rental & Leases	\$2,200.00				\$2,200.00
101100 - Allowance for Doubtful Accounts	(\$105,203.61)		(\$11,423.59)	(\$46,537.76)	(\$163,164.96)
102080 - Other Receivables	\$26,749.58			\$1,178.11	\$27,927.69
102330 - Other Receivable - Credit Memo	\$4,930.56			(\$4,930.56)	-
Total Account Receivables	\$434,446.16		\$21,010.90	\$112,583.11	\$568,040.17
Prepays & Other Assets					
102640 - Prepaid Expenses	\$14,859.62				\$14,859.62
102800 - Prepaid Insurance	\$1,010,616.99				\$1,010,616.99
Total Prepays & Other Assets	\$1,025,476.61				\$1,025,476.61
Deposits & Other Long-Term Assets					

Plaza Del Prado Condominium Association, Inc.

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105000 - Utility Deposits	\$61,167.00				\$61,167.00
107000 - Unbilled Special Assessment			\$6,931,728.34	\$18,711,833.52	\$25,643,561.86
Total Deposits & Other Long-Term Assets	\$61,167.00		\$6,931,728.34	\$18,711,833.52	\$25,704,728.86
Total Assets	\$1,765,173.08	\$2,174,881.41	\$8,214,414.72	\$20,620,928.86	\$32,775,398.07
Liabilities / Equity	Operating	Reserve	SPA 2017	SPA 2023	Total
Current Liabilities					
200080 - Accounts Payable	\$68,568.88	\$176,132.84		\$65,763.06	\$310,464.78
200100 - Accrued Expenses	\$190,073.66				\$190,073.66
200240 - Collections & Other Fees	\$8,512.07				\$8,512.07
200520 - Employee Holiday Fund	\$2,460.00				\$2,460.00
200560 - Other Current Liabilities	\$3,415.77		\$175.32		\$3,591.09
200700 - Insurance Payable	\$1,186,343.60				\$1,186,343.60
201000 - Deferred Cable Revenue	\$93,450.00				\$93,450.00
201300 - Prepaid Assessments	\$134,641.75		\$74.85	\$9,955.30	\$144,671.90
201320 - Prepaid Rents	\$1,113.75				\$1,113.75
Total Current Liabilities	\$1,688,579.48	\$176,132.84	\$250.17	\$75,718.36	\$1,940,680.85
Security & Other Deposits					
205000 - Security Deposits	\$296,835.00				\$296,835.00
Total Security & Other Deposits	\$296,835.00				\$296,835.00
Long-Term Liabilities					
206000 - SPA Loan Payable			\$4,144,970.57	\$21,388,426.95	\$25,533,397.52
Total Long-Term Liabilities			\$4,144,970.57	\$21,388,426.95	\$25,533,397.52
Special Assessment					
290000 - Special Assessment Income			\$17,002,271.00	\$25,000,000.00	\$42,002,271.00
290020 - Special Assessment Bank Interest			\$224.83	\$491.75	\$716.58
290155 - Special Assessment Billed Interest Income				\$2,279,769.86	\$2,279,769.86
290200 - Special Assessment Late Fees & Finance Income			\$9,698.81	\$13,399.46	\$23,098.27

Plaza Del Prado Condominium Association, Inc.

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291000 - Special Assessment Loan Interest Expense	(\$1,516,981.19)	(\$2,133,985.88)	(\$3,650,967.07)
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)	(\$1,906,662.58)	(\$2,989,073.08)
292115 - SPA Exp Consulting	(\$213,030.75)	(\$122,609.00)	(\$335,639.75)
292125 - SPA Exp Electrical		(\$999,084.34)	(\$999,084.34)
292135 - SPA Exp Elevator Modernization	(\$65,429.00)	(\$23,406.27)	(\$88,835.27)
292145 - SPA Exp Engineering		(\$619,782.52)	(\$619,782.52)
292180 - SPA Exp Fitness Equipment		(\$5,824.00)	(\$5,824.00)
292185 - SPA Exp Garage	(\$2,736,611.00)	(\$4,797,684.38)	(\$7,534,295.38)
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)	(\$669,892.04)	(\$835,383.04)
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		(\$1,679,659.01)	(\$1,679,659.01)
292540 - SPA Exp Restroom		(\$9,900.00)	(\$9,900.00)

Total Special Assessment	\$4,069,193.98	(\$843,216.45)	\$3,225,977.53
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Deferred Capital Replacement Fund

310002 - Pooled Capital RSV Contribution	\$111,279.02		\$111,279.02
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Plaza Del Prado Condominium Association, Inc.

Balance Sheet as of 3/31/2026

310003 - RSV-Structural Integrity (Bldg. Component) SIRS		\$1,852,781.45			\$1,852,781.45
311000 - Deferred Interest Fund Balance		\$13,329.14			\$13,329.14
Total Deferred Capital Replacement Fund		\$1,977,389.61			\$1,977,389.61
Fund Balance					
389999 - Current Income (Loss)	\$72,541.99	\$16,023.10			\$88,565.09
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	(\$40,428.09)				(\$40,428.09)
Total Fund Balance	(\$220,241.40)	\$21,358.96			(\$198,882.44)
Total Liabilities / Equity	\$1,765,173.08	\$2,174,881.41	\$8,214,414.72	\$20,620,928.86	\$32,775,398.07

Plaza Del Prado Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
411000 - Assessment	597,616.71	597,612.08	4.63	1,792,850.13	1,792,836.24	13.89	7,171,345.00
415000 - Reserve Assessment	153,158.00	153,158.08	(.08)	459,474.00	459,474.24	(.24)	1,837,897.00
Total Assessment Income	750,774.71	750,770.16	4.55	2,252,324.13	2,252,310.48	13.65	9,009,242.00
Other Income							
420080 - Application/Screening	2,400.00	1,350.00	1,050.00	5,755.00	4,050.00	1,705.00	16,200.00
420100 - Architectural Review Fees	-	250.00	(250.00)	-	750.00	(750.00)	3,000.00
420260 - Cable Agreement Income	1,557.50	-	1,557.50	4,672.50	-	4,672.50	-
420540 - Finance Charges	3,220.05	-	3,220.05	13,515.42	-	13,515.42	-
420580 - FOB Income	2,740.00	1,000.00	1,740.00	4,490.00	3,000.00	1,490.00	12,000.00
420720 - Interest Income	134.58	48.33	86.25	378.40	144.99	233.41	580.00
420780 - Late Fee Income	1,080.00	666.67	413.33	5,340.00	2,000.01	3,339.99	8,000.00
420820 - Laundry Income	-	8,750.00	(8,750.00)	20,790.59	26,250.00	(5,459.41)	105,000.00
421000 - Non Sufficient Fee Income	50.00	83.33	(33.33)	425.00	249.99	175.01	1,000.00
421120 - Parking Income	9,450.00	11,666.67	(2,216.67)	18,500.00	35,000.01	(16,500.01)	140,000.00
421122 - Parking Space Leasing Income	-	333.33	(333.33)	-	999.99	(999.99)	4,000.00
421124 - Parking Income-Motorcycle & Bicycle	850.00	-	850.00	955.00	-	955.00	-
421160 - Pet Fees	100.00	250.00	(150.00)	350.00	750.00	(400.00)	3,000.00
421240 - Rental / Reservation Fee	(5,623.25)	50.00	(5,673.25)	-	150.00	(150.00)	600.00
421320 - Rental Income	8,237.25	1,250.00	6,987.25	9,196.25	3,750.00	5,446.25	15,000.00
421500 - Storage Income	-	250.00	(250.00)	40.00	750.00	(710.00)	3,000.00
421580 - Trash Removal Income	125.00	458.33	(333.33)	390.00	1,374.99	(984.99)	5,500.00
421680 - Violation / Fine Income	100.00	666.67	(566.67)	200.00	2,000.01	(1,800.01)	8,000.00
450190 - Boat Registration	-	41.67	(41.67)	600.00	125.01	474.99	500.00
451090 - Vehicle Registration	1,460.00	316.67	1,143.33	2,735.00	950.01	1,784.99	3,800.00
451110 - Water Shutoff Fee	200.00	333.33	(133.33)	925.00	999.99	(74.99)	4,000.00
Total Other Income	26,081.13	27,765.00	(1,683.87)	89,258.16	83,295.00	5,963.16	333,180.00
Total Income	776,855.84	778,535.16	(1,679.32)	2,341,582.29	2,335,605.48	5,976.81	9,342,422.00

Operating Expense

Administrative Expenses

500040 - Accounting Other	1,000.00	1,000.00	-	3,000.00	3,000.00	-	12,000.00
500280 - Application/Screening Fees	1,286.05	742.50	(543.55)	2,721.95	2,227.50	(494.45)	8,910.00
500360 - Bad Debt Expense	6,250.00	6,250.00	-	18,750.00	18,750.00	-	75,000.00
500400 - Bank Charges	-	333.33	333.33	450.00	999.99	549.99	4,000.00
500800 - Computer Expense & Repair	-	166.67	166.67	-	500.01	500.01	2,000.00
501560 - Fees Payable to Division	207.00	417.34	210.34	621.00	626.01	5.01	2,504.00
501940 - Information Technology	-	500.00	500.00	585.93	1,500.00	914.07	6,000.00
502120 - Legal Expense	1,830.00	5,833.33	4,003.33	7,677.50	17,499.99	9,822.49	70,000.00
502200 - Legal Fees Collections	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
502440 - Licenses & Permits	390.50	1,000.00	609.50	2,786.00	3,000.00	214.00	12,000.00

Plaza Del Prado Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
504000 - Office Supplies	-	1,250.00	1,250.00	217.60	3,750.00	3,532.40	15,000.00
504480 - Printing & Postage	-	1,000.00	1,000.00	4,322.56	3,000.00	(1,322.56)	12,000.00
504520 - Prior Year Deficit Funding	-	4,166.67	4,166.67	-	12,500.01	12,500.01	50,000.00
505085 - Social Functions	-	416.67	416.67	188.95	1,250.01	1,061.06	5,000.00
505760 - Taxes Sales Tax	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
506200 - Violation/Fines	-	833.33	833.33	807.30	2,499.99	1,692.69	10,000.00
599999 - Pending Credit Card Transactions	(13,834.02)	-	13,834.02	1,456.29	-	(1,456.29)	-
Total Administrative Expenses	(2,870.47)	25,493.17	28,363.64	43,585.08	75,853.50	32,268.42	303,414.00
Utilities							
600000 - Electricity	38,089.06	36,000.00	(2,089.06)	107,607.30	108,000.00	392.70	432,000.00
601000 - Natural Gas	7,949.29	4,300.00	(3,649.29)	23,957.66	12,900.00	(11,057.66)	51,600.00
602000 - Telephone	923.41	916.67	(6.74)	2,181.73	2,750.01	568.28	11,000.00
604040 - Water & Sewer	19,704.81	70,833.33	51,128.52	109,650.68	212,499.99	102,849.31	850,000.00
Total Utilities	66,666.57	112,050.00	45,383.43	243,397.37	336,150.00	92,752.63	1,344,600.00
Contracts							
700320 - Air Cond/HVAC System	16,068.34	16,422.00	353.66	48,205.02	49,266.00	1,060.98	197,064.00
701080 - Cable TV	44,661.03	43,152.50	(1,508.53)	133,983.09	129,457.50	(4,525.59)	517,830.00
701400 - Cooling Tower	1,845.00	1,500.00	(345.00)	5,535.00	4,500.00	(1,035.00)	18,000.00
701640 - Elevator Contract	3,828.98	5,269.75	1,440.77	11,486.94	15,809.25	4,322.31	63,237.00
701840 - Equipment Lease	60.79	254.83	194.04	551.71	764.49	212.78	3,058.00
702180 - Equipment Lease Radios	823.90	741.67	(82.23)	2,471.70	2,225.01	(246.69)	8,900.00
702320 - Fire Alarm Contract	893.39	746.50	(146.89)	2,615.70	2,239.50	(376.20)	8,958.00
702680 - Fitness Center/Gym	2,560.09	2,669.00	108.91	7,412.77	8,007.00	594.23	32,028.00
702840 - Floor Mats	241.06	281.33	40.27	702.70	843.99	141.29	3,376.00
703360 - Generator	141.58	283.17	141.59	424.74	849.51	424.77	3,398.00
703880 - Janitorial Services	32,470.00	35,186.67	2,716.67	97,410.00	105,560.01	8,150.01	422,240.00
704120 - Landscaping/Grounds Contract	2,370.00	2,488.50	118.50	9,145.00	7,465.50	(1,679.50)	29,862.00
704680 - Landscaping Tree Trimming	-	424.33	424.33	-	1,272.99	1,272.99	5,092.00
705160 - Management Overhead Fee	776.00	635.17	(140.83)	2,328.00	1,905.51	(422.49)	7,622.00
705200 - Management Services	11,318.00	10,527.17	(790.83)	33,954.00	31,581.51	(2,372.49)	126,326.00
705240 - Management Web Hosting	300.00	304.42	4.42	900.00	913.26	13.26	3,653.00
705560 - Pest Control	2,341.54	2,448.00	106.46	7,184.62	7,344.00	159.38	29,376.00
705920 - Pool Contract	2,150.00	2,288.00	138.00	6,450.00	6,864.00	414.00	27,456.00
706360 - Roof	-	2,083.33	2,083.33	-	6,249.99	6,249.99	25,000.00
707000 - Security Services	38,893.64	30,391.67	(8,501.97)	115,734.64	91,175.01	(24,559.63)	364,700.00
707600 - Trash Removal	3,177.40	4,750.00	1,572.60	12,342.20	14,250.00	1,907.80	57,000.00
708160 - Water Treatment	642.00	624.00	(18.00)	1,926.00	1,872.00	(54.00)	7,488.00
Total Contracts	165,562.74	163,472.01	(2,090.73)	500,763.83	490,416.03	(10,347.80)	1,961,664.00
Insurance							
720000 - Insurance	205,422.55	165,178.91	(40,243.64)	616,267.65	495,536.73	(120,730.92)	1,982,147.00
Total Insurance	205,422.55	165,178.91	(40,243.64)	616,267.65	495,536.73	(120,730.92)	1,982,147.00

Plaza Del Prado Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Repairs & Maintenance							
800240 - Air Cond/HVAC Repairs	3,761.80	3,750.00	(11.80)	10,935.55	11,250.00	314.45	45,000.00
801000 - Boiler Repairs & Maint.	-	541.67	541.67	-	1,625.01	1,625.01	6,500.00
801120 - Building Repairs & Maint	-	3,333.33	3,333.33	854.75	9,999.99	9,145.24	40,000.00
801880 - Contingency	280.34	9,166.67	8,886.33	14,356.32	27,500.01	13,143.69	110,000.00
802360 - Doors	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
802680 - Electrical Supplies & Repair	-	2,500.00	2,500.00	11,311.73	7,500.00	(3,811.73)	30,000.00
802760 - Elevator R&M	25,626.29	4,166.67	(21,459.62)	31,378.53	12,500.01	(18,878.52)	50,000.00
802800 - Elevators Inspections	-	666.67	666.67	-	2,000.01	2,000.01	8,000.00
803040 - Equipment/Tools	73.76	1,275.00	1,201.24	81.24	3,825.00	3,743.76	15,300.00
803520 - Fire Safety Equipment	-	416.67	416.67	3,455.63	1,250.01	(2,205.62)	5,000.00
803560 - Fire Sprinkler Repairs	-	250.00	250.00	-	750.00	750.00	3,000.00
803720 - Fitness Center/Gym Supplies	-	166.67	166.67	267.50	500.01	232.51	2,000.00
804100 - Fuel	-	66.67	66.67	-	200.01	200.01	800.00
804480 - Gate Repair Expenses	1,332.00	1,875.00	543.00	5,187.62	5,625.00	437.38	22,500.00
804760 - Generator	-	291.67	291.67	-	875.01	875.01	3,500.00
804840 - Golf Carts	-	1,208.33	1,208.33	-	3,624.99	3,624.99	14,500.00
807400 - Maintenance Supplies	1,158.54	1,833.33	674.79	3,276.80	5,499.99	2,223.19	22,000.00
807880 - Painting & Supplies	848.00	2,500.00	1,652.00	1,179.15	7,500.00	6,320.85	30,000.00
808240 - Plumbing R&M	6,420.00	5,000.00	(1,420.00)	32,504.91	15,000.00	(17,504.91)	60,000.00
808640 - Pool Repairs & Supplies	945.00	1,666.67	721.67	5,275.34	5,000.01	(275.33)	20,000.00
809160 - Roof R&M	-	550.00	550.00	6,000.00	1,650.00	(4,350.00)	6,600.00
809760 - Signage	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
810280 - Trash Chute R&M	440.00	1,666.67	1,226.67	440.00	5,000.01	4,560.01	20,000.00
810320 - Trash Collection Bulk	590.50	750.00	159.50	2,459.00	2,250.00	(209.00)	9,000.00
Total Repairs & Maintenance	41,476.23	44,475.03	2,998.80	128,964.07	133,425.09	4,461.02	533,700.00
Payroll & Benefits							
890000 - Payroll & Benefits	89,614.68	117,120.55	27,505.87	276,588.30	340,027.40	63,439.10	1,379,000.00
Total Payroll & Benefits	89,614.68	117,120.55	27,505.87	276,588.30	340,027.40	63,439.10	1,379,000.00
Reserve Expenses							
900000 - Reserve Contributions	10,000.00	10,000.00	-	30,000.00	30,000.00	-	120,000.00
900001 - Reserve Contribution Structural	143,158.00	143,158.08	.08	429,474.16	429,474.24	.08	1,717,897.00
900025 - Reserve Expense SIRS	-	-	-	(.16)	-	.16	-
Total Reserve Expenses	153,158.00	153,158.08	.08	459,474.00	459,474.24	.24	1,837,897.00
Total Expense	719,030.30	780,947.75	61,917.45	2,269,040.30	2,330,882.99	61,842.69	9,342,422.00
Operating Net Total	57,825.54	(2,412.59)	60,238.13	72,541.99	4,722.49	67,819.50	-

Plaza Del Prado Condominium Association, Inc.

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Assessment Income							
415000 - Reserve Assessment	303,390.39	-	303,390.39	316,390.39	-	316,390.39	-
Total Assessment Income	303,390.39	-	303,390.39	316,390.39	-	316,390.39	-
Other Income							
420720 - Interest Income	2,823.21	-	2,823.21	16,023.10	-	16,023.10	-
Total Other Income	2,823.21	-	2,823.21	16,023.10	-	16,023.10	-
Total Income	306,213.60	-	306,213.60	332,413.49	-	332,413.49	-
Reserve Expense							
Reserve Expenses							
900003 - Reserve Expense	8,801.84	-	(8,801.84)	21,801.84	-	(21,801.84)	-
900025 - Reserve Expense SIRS	294,588.55	-	(294,588.55)	294,588.55	-	(294,588.55)	-
Total Reserve Expenses	303,390.39	-	(303,390.39)	316,390.39	-	(316,390.39)	-
Total Expense	303,390.39	-	(303,390.39)	316,390.39	-	(316,390.39)	-
Reserve Net Total	2,823.21	-	2,823.21	16,023.10	-	16,023.10	-
Net Total	60,648.75	(2,412.59)	63,061.34	88,565.09	4,722.49	83,842.60	-