

EL PRADO XVI CONDOMINIUM ASSOCIATION

ANNUAL BUDGET /184 Units

January 1st 2026 - December 31, 2026

INCOME	ANNUALLY	MONTHLY	
Maintenance Fee	534,572	44,548	
Total	534,572	44,548	
EXPENSES			
I-Administrative			
Bank Charges	850	71	
Printing & Postage	3,200	267	
Rent Docs Storage (7 years)	400	33	
Web Site Page	900	75	
Total	5,350	446	
II-Professional by Contract Services			
CPA Financial Report (DBPR)	4,500	375	
Legal Fees	1,500	125	
Reserve Study Law ("SB)4-D		-	
Re- certification 30-40 years			
Management Fee	22,080	1,840	
Accounting Taxes	400	33	
Total	28,080	2,340	
III-Maintenance & Repairs:			
Plumbing Repairs	1,500	125	
Janitorial Services	4,800	400	
Electrical Repairs	1,000	83	
General Repairs & Paint	6,500	542	
Exterior /limit Fence Repairs	500	42	
Storm Drains Clean-Up	1,500	125	
Maintenance Street	700	71	
Roof Repairs	16,000	1,333	
Materials and Supplies	350	29	
Fire Equipment	200	17	
Awning Repair / Replacement	500	42	
Mail Boxes	200	17	
Landscaping Maintenance	7,500	625	
Trees Trimming, plants & Grass & Fertilized	3,500	292	
Trash Removal	3,600	300	
Pest control commun elements	750	63	
Total	49,100	4,092	
IV-Taxes, Permits & Licenses			
Fees to Division of Florida Land Sale	736	61	
Corporation Fee	61	5	
Fire Extinguisher annual inspection & certificate	1,100	92	
Miami Dade Registration (CAR)	575	48	
Beneficial Ownership I. Report (BOIR)	500	42	
Total	2,972	248	
V-Insurance			
Hazard Commercial Property & Liability(ALL Package)	340,000	28,333	
Officers & Directors, Crime, Fidelity Bond	5,000	417	
Flood	40,000	3,333	
Insurance Reports (Mitigation / Appraisal)	2,000	167	
Finance Charges	13,550	1,129	
Total	400,550	33,379	
VI-Utility Expenses			
Waste	47,000	3,917	
Electricity	7,450	621	
Internet Cameras System	720	60	
Total	55,170	4,598	
VII-Delinquency			
Bad Debt	10,000	833	
Total	10,000	833	
Grand Total / No reserve account	551,222	45,935	\$ 250
Calculation: \$ 250.00			

EL PRADO XVI CONDOMINIUM ASSOCIATION

January 1st 2026 - December 31, 2026

184 Units

718. Reserve Schedule 2025	Annual	Monthly	Remaining Usefull	Funds	
Roofing / Estimate Repl Cost / 15 years \$ 1 600 000.00	106,667	8,889	0	0.00	
Pavement Resurfacing / 5 years \$ 450 000.00	90,000	7,500	0	0.00	
Paint / 7 years / \$ 250 000.00	35,714	2,976	0	0.00	
Fence (Limit property only) /10 years / 210 000.00	21,000	1,750	0	0.00	
Total	253,381	21,115			
Grand Total With Reserve	804,603	67,050	\$ 364		
Total Expenses With Reserves \$ 364.00					