

BUDGET INCOME:		BUDGET	
		2025	2026
04100	MAINTENANCE FEE	618,939.56	639,111.86
04101	RESERVE FUNDING	40,238.00	118,020.00
TOTAL INCOME		659,177.56	757,131.86
PENSES:			
MINISTRATIVE EXPENSE			
05025	PERMITS & LICENSE	1,250.00	1,000.00
05030	ANNUAL REPORT	62.00	62.00
05050	LEGAL FEES	8,000.00	5,000.00
05053	BANK FEE	0.00	130.00
05075	INSURANCE	266,976.71	276,938.30
05079	INSURANCE-FLOOD	0.00	31,063.68
05100	MANAGEMENT	22,703.13	22,248.00
05102	WEBSITE COMPLIANCE-FL SS HB1203/ ³	0.00	1,200.00
05150	CPA TAX ACCOUNTING FEES	2,800.00	4,000.00
05200	POSTAGE/PRINTING/ADMIN	1,800.00	3,300.00
05500	BAD DEBT	0.00	15,123.96
TOTAL ADMINISTRATIVE EXPENSES		303,591.84	360,065.94
INTENANCE			
06025	IRRIGATION CONTRACT	1,500.00	1,000.00
06075	PEST CONTROL	4,200.00	3,600.00
06110	ELECTRICAL REPAIRS	3,000.00	3,000.00
06125	GENERAL MAINTENANCE	80,000.00	50,000.00
06148	MAINTENANCE SUPPLIES	0.00	4,000.00
06150	JANITORIAL SERVICE	15,000.00	16,500.00
06155	ELEVATOR SERVICE	4,500.00	4,500.00
06158	FIRE EQUIPMENT MAINTENANCE	4,000.00	3,000.00
06225	GATE/ENTRY SYSTEM REPAIRS	2,000.00	5,000.00
06305	ELEVATOR SERVICE & REPAIRS	6,000.00	6,000.00
06350	PLUMBING	18,000.00	10,000.00
07207	FIRE SPRINKLER ANNUAL INSPECTION	2,500.00	2,500.00
TOTAL MAINTENANCE		140,700.00	109,100.00
WN & LANDSCAPE EXPENSE			
07100	LAWN MAINTENANCE	11,280.00	15,600.00
07150	TREE TRIMMING/REMOVAL	2,200.00	2,200.00
07175	LANDSCAPING/FERTILIZATION	500.00	3,520.00
TOTAL LANDSCAPING EXPENSE		13,980.00	21,320.00
COL EXPENSE			
08100	POOL/SPA CONTRACT	3,600.00	3,600.00
08110	POOL/SPA/FOUNTAIN REPAIRS	2,000.00	2,000.00
TOTAL POOL EXPENSE		5,600.00	5,600.00
ILITIES			
08520	ELEVATOR TELEPHONE	825.00	1,924.56
08521	TELEPHONE	0.00	4,999.20
08528	ELECTRIC	12,000.00	16,000.00
08530	GAS-POOL, GENERATOR, GRILL	1,000.00	1,000.00
08550	WATER & SEWER	42,000.00	53,000.00
08600	TRASH & RECYCLING	15,500.00	18,880.00
08625	TELEVISION/CABLE	83,742.72	47,222.16
TOTAL UTILITIES		155,067.72	143,025.92
SERVES			
09500	GENERAL	40,238.00	0.00
09590	SIRS		118,020.00
09595	NON-SIRS		0.00
TOTAL RESERVES		40,238.00	118,020.00
TOTAL EXPENSES		659,177.56	757,131.86

Unit Type	Units	Number of Units	% Ownership	% Ownership Per Unit Type	Yearly Charge Per Unit Type	Yearly Charge Per Unit	2026 Monthly Charge Per Unit	2025 Monthly Charge Per Unit
A	209,309,409,509,609	5	0.933000%	0.4665000%	35,320.20	7,064.04	\$ 588.67	\$ 512.51
B	208,2308,408,508,608	5	0.943160%	4.715800%	35,704.82	7,140.96	\$ 595.08	\$ 518.09
C	206,207,306,307,406,107,506,507,606,607	10	0.962740%	9.627400%	72,892.11	7,289.21	\$ 607.43	\$ 528.85
D	200,300,400,500,600	5	1.331200%	6.656000%	50,394.70	10,078.94	\$ 839.91	\$ 731.25
E	201,215,301,315,401,415,501,515,601,615	10	1.335880%	13.358800%	101,143.73	10,114.37	\$ 842.86	\$ 733.82
F	202,203,212,213,214,302,303,312,313,314,402,403,412,4							
G	13,414,502,503,512,513,514,602,603,612,613,614	25	1.331630%	33.298000%	252,055.25	10,082.21	\$ 840.18	\$ 731.48
H	204,205,304,305,404,405,504,505,604,605	10	1.384420%	13.844200%	104,818.85	10,481.89	\$ 873.49	\$ 780.48
I	210,310,410,510,610	5	1.381370%	6.906900%	52,294.34	10,458.87	\$ 871.57	\$ 758.81
H		5	1.387040%	6.935200%	50,508.61	10,501.72	\$ 875.14	\$ 761.92
		80		100.000100%	757,132.61	83,212.20	\$ 6,934.35	\$ 6,037.21

PLAZA 15 CONDOMINIUM ASSOC., INC.
REVISED APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026

	Estimated Current Replacement Cost	Useful Life	Remaining Useful Life
SIRS			
Roof	\$364,620.00	20	3
Caulk/Waterproofing/Concrete Repairs	\$108,000.00	10	9
Railing - Repairs	\$4,130.00	10	9
Exterior Painting and Stucco Repairs	\$176,260.00	10	9
Windows-Storefront & Doors-Lobby	\$26,060.00	40	37
Exterior Door-Single/Hardware	\$15,660.00	25	11
Exterior Door-Double/Hardware	\$6,080.00	25	11
Rollup Door(s)-Trash Room	\$2,060.00	10	3
Common Area Door Repair/Replacement	\$2,060.00	5	2
Cold Water Pipe Replacement	\$329,600.00	50	8
Switch-Gear/Common Area Panels/Wiring	\$123,600.00	40	11
Emergency Generator	\$85,830.00	40	3
Fire Alarm Systems	\$113,940.00	20	9
Fire Sprinkler System Repairs	\$20,510.00	10	4
Battery Backup Lights Exit Lights As Needed	\$3,860.00	20	9
Total	\$1,382,270.00		

PLAZA 15 CONDOMINIUM ASSOC., INC.
REVISED APPROVED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026

	Estimated Current Replacement Cost	Useful Life	Remaining Useful Life
Non-SIRS			
Unit Numbers/Building Address	\$14,420.00	30	13
Lobby Redecoration	\$30,900.00	15	8
Ceiling Tile	\$2,600.00	30	13
Ceramic/Porcelain Tile	\$33,040.00	30	13
Furnishings	\$3,090.00	15	8
Mailboxes-Wall Mounted	\$12,770.00	25	11
Corridors			
Carpet	\$77,870.00	7	3
Ceramic/Porcelain Tile	\$15,470.00	30	13
Fitness Room			
Ceiling Tile	\$3,460.00	30	13
Ceramic or Porcelain Flooring	\$12,370.00	30	13
Exercise Equipment	\$12,670.00	10	3
Bathroom Renovations	\$16,480.00	15	3
HVAC	\$13,180.00	15	5
Exhaust Fans-Roof Top	\$39,550.00	20	13
Water Booster Pump	\$15,180.00	15	12
Light Fixtures	\$6,490.00	30	13
Security System	\$15,450.00	15	11
Security Entry System	\$3,910.00	15	8
Elevator Modernization-Hydraulic	\$370,800.00	30	3
Barrier Gates Operator & Arms	\$12,360.00	10	3
Gate Entrance Security Device	\$3,090.00	10	3
Pavement/Concrete			
Main Lot			
Preventative Maintenance	\$6,010.00	4	1
Pavement Overlay	\$43,290.00	20	17
Base/Sub-Base Repairs	\$4,210.00	20	17
Street Side Parking Spots			
Preventative Maintenance	\$1,670.00	4	1
Pavement Overlay	\$12,000.00	20	8
Base/Sub-Base Repairs	\$1,170.00	20	8
Concrete/Pavers			
Sidewalks/Curbs/Gutters Other Concrete	\$2,990.00	4	2
Garage Concrete Repairs	\$4,250.00	4	2
Brick Paver Repairs	\$650.00	4	1
Pools			
Whitecoat-Adult Pool	\$6,490.00	5	2
Filter/Pumps/Piping/Chemical Equipment	\$16,480.00	10	1
Coping/Tiles/Walles & General Repairs	\$8,650.00	10	7
Pool Furniture	\$10,780.00	8	2
Pool Water Heater	\$13,940.00	15	3
Replace Paver Deck	\$64,890.00	35	28
4" Chain Link Fence/Gate(s)	\$5,890.00	30	23
Other Property Features			
Fencing			
6" Chain Link Fence	\$27,690.00	30	18
6" Chain Link Fence-Dog Park	\$9,890.00	30	27
Site Lighting			
Building Mounted Lights	\$20,600.00	30	23
Tables/Benches/Grills/Trash/Doggie Posts			
Picnic Tables/Chairs	\$4,020.00	20	8
Park Benches	\$1,340.00	20	8
Barbeque Grills	\$1,030.00	15	12
Other Site Features			
Site Items	\$1,550.00	1	1
Total Non-SIRS	\$984,630.00		

Reserve Funding Per Study 12/6/24

	SIRS	Non-SIRS
Year	Amount	Amount
2026	118,020	144,960
2027	121,240	148,920
2028	124,550	152,990
2029	127,950	38,050
2030	131,440	39,090
2031	135,030	40,160
2032	138,720	42,250
2033	142,510	42,370
2034	146,400	4,350