

Centro Downtown Condominium Association Inc - BUDGET

Account	2026 APPROVED BUDGET	
Income		
40000-00 REVENUE		
40000 Association Fee Income	\$	2,737,826.00
40002-00 Reserve Income	\$	494,000.00
40010 Association Fees - Legal	\$	-
40011 Late Fee Revenue	\$	3,000.00
40030 Screening Fees	\$	12,000.00
40054 ATM Income	\$	100.00
40068 Key Fob Income	\$	1,400.00
40079 Clubhouse Fee	\$	1,000.00
40080 HOA Interest Income	\$	36.00
40080-01 Interest Income Reserves	\$	276,000.00
40090 Miscellaneous Income	\$	-
40115-02 Administrative Fee-Demand Letter	\$	-
41000 Rental Income N/A	\$	-
41005 Storage Income Bicycles	\$	1,800.00
41006 Architectural Application Fee	\$	2,000.00
41010 House Charges	\$	33,020.00
41011 - Cost of Products Offered	\$	(3,302.00)
41012 - Quarterly Maintenance Bonus	\$	(11,887.20)
41015 Convenience Fee	\$	-
Total for 40000-00 REVENUE	\$	3,546,992.80
Total for Income	\$	3,546,992.80
Expense		
50000 ADMINISTRATIVE		
50005 Accounting fees	\$	5,000.00
50012-00 Bad Debts	\$	-
50016 Bonus - Performance	\$	25,000.00
50022 Computer Manlt/Supp	\$	1,000.00
50025 Copier Manlt/Supp	\$	-
50035 Dues & Subscriptions	\$	250.00
50039 Staff Parking	\$	16,740.63
50048 Annual Condo Fees	\$	600.00
50050-00 Licenses, Taxes, Permits	\$	250.00
50050-05 Licenses, Taxes, Permits-Backflow Cert.	\$	1,350.00
50050-07 Licenses, taxes, Permits-Boiler	\$	90.00
50050-15 Licenses, taxes, Permits-Elevator	\$	1,950.00
50050-16b Licenses, taxes, Permits-Fire Alarm/Sprink Inspect	\$	810.00
50050-18b Licenses, taxes, Permits-Fire Extg Inspect.	\$	950.00
50050-19 Licenses, taxes, Permits-Fire Pump/Sprinklr	\$	525.00
50050-20 Licenses, taxes, Permits-Generator Inspect.	\$	93.00
50050-45a Licenses, taxes, Permits-Pool Permit	\$	250.00
50053 Corporate Annual Report	\$	613.00

50075 Office Supplies	\$	4,200.00
50081 Printing And Postage	\$	6,000.00
50090-00 Professional Fees	\$	-
50103 Loan Principal Interest	\$	-
50110 Miscellaneous	\$	-
50555 Holiday Expenses	\$	2,500.00
51001 Office Expense	\$	-
Total for 50000 ADMINISTRATIVE	\$	68,171.63
50045-00 Legal Fees		
50045-00 Legal Fees - Other	\$	45,000.00
50045-55 HOA Legal Fees	\$	-
Total for 50045-00 Legal Fees	\$	45,000.00
52000 PROPERTY INSURANCE		
52000 PROPERTY INSURANCE - Other	--	
52028 Property & Liability	\$	487,684.00
52032 Umbrella Insurance		
52035 Directors & Officers		
52036 Fidelity Bond		
52038 Boiler		
52040 Ins Finance Charge	\$	15,500.00
52063 Workers Comp Ins.	\$	4,500.00
Total for 52000 PROPERTY INSURANCE	\$	507,684.00
54000 UTILITIES		
54050-00 Electricity	\$	225,000.00
54070-00 Water & Sewer	\$	294,096.00
54070-30 Water & Sewer-Irrigation	\$	36,000.00
54071 Water/Sewer-Cooling Tower & Fire	\$	1,500.00
54080 Gas/Fuel Oil	\$	51,000.00
54100-00 Telephone	\$	1,200.00
54100-01 Telephone -Reimb.	\$	2,400.00
54100-10 Telephone Elevator	\$	700.00
Total for 54000 UTILITIES	\$	611,896.00
60000 CONTRACTS		
60010 Alarm Service	\$	17,600.00
60011 Security Guard	\$	71,000.00
60013 Internet	\$	173,160.00
60021-00 Contracts	\$	10,500.00
60030 Copier Lease	\$	-
60035 Elevator Contract	\$	40,000.00
60037-06 Equipment Lease - Coffee Service	\$	7,500.00
60050 Smoke Alarm Inspection	\$	-
60060 Medical Coverage	\$	24,000.00
60065 Access/Security System Maint (Entry/CCTV)		
60070 Generator	\$	2,900.00
60074 Hvac System	\$	40,000.00
60075 Janitorial Service		
60078 Interior Plant	\$	-
61000 Management Services	\$	160,680.00

61001 Maintenance Services		
61008 Odor Control	\$	15,100.00
61010 Pest Control	\$	18,900.00
61020 Pool/Spa Contract	\$	12,329.10
61045-00 Security Service		
61055 Trash Removal	\$	42,000.00
61058 Trash Chute	\$	-
61060 Uniforms	\$	5,000.00
61065 Valet Service	\$	93,660.00
61070 Water Treatment	\$	6,500.00
61075 Window Service	\$	7,000.00
Total for 60000 CONTRACTS	\$	747,829.10
65000 SALARIES & BENEFITS		
65000 SALARIES & BENEFITS - Other	\$	674,547.00
65001 Payroll Tax	\$	51,265.57
65060 Payroll Process Fees	\$	-
Total for 65000 SALARIES & BENEFITS	\$	725,812.57
70000 REPAIRS/MAINTENANCE		
70000 REPAIRS/MAINTENANCE - Other		
70005 R&M Air Conditioning	\$	20,000.00
70025 R&M Building	\$	-
70040 R&M Elevator	\$	6,000.00
70048-02 R&M Equip-Alarm	\$	2,000.00
70048-180b R&M Equip-False Alarm Fee-Fire	\$	2,200.00
70048-20 R&M Equip.-Fire	\$	-
70048-24 R&M Equip-Fire Sprinkler	\$	3,500.00
70048-242 R&M Equip-Generator	\$	1,500.00
70048-86 R&M Equip-Irrig-Maint & Supp	\$	500.00
70048-87a R&M Equip--Exercise Room	\$	1,000.00
70049 R&M Concrete, Wood & Carpet Cleaning	\$	1,000.00
70050 R&M-Access Control Doors	\$	1,000.00
	\$	-
R&M Chemical Cleaning of Cooling Tower	\$	3,400.00
70075 Janitorial Equipment/supplies	\$	10,000.00
70076 Maintenance - Supplies	\$	12,000.00
70090 R&M -Plumbing	\$	5,000.00
70095 R&M-Pool/Spa/Fountain/Furniture	\$	6,500.00
70100 Furniture & Accessories	\$	8,500.00
70110 R&M-Roof	\$	1,200.00
70119 R&M-Trash Chute	\$	4,500.00
70125 R&M-Signage	\$	1,000.00
70135 Landscaping Extras	\$	6,000.00
70138 Tree Trim/Replace	\$	-
70175 Maintenance Asset / Tools Purchase	\$	17,500.00
70180 Paint Supplies	\$	5,000.00
70181 Electrical Supplies	\$	-
70187 R&M- Residential	\$	-
70199 R&M MiscRec Area/Sup	\$	-

Total for 70000 REPAIRS/MAINTENANCE		\$	119,300.00
70298 PRIOR YEAR ACTIVITY			
70298-00 Prior Year Expense-	--	\$	-
Total for 70298 PRIOR YEAR ACTIVITY		\$	-
74000 SPECIAL PROJECTS			
74005-400 Special Projects-Catastrophic Events		\$	-
Total for 74000 SPECIAL PROJECTS		\$	-
Legal and Professional Fees	--	\$	-
Other Expenses	--	\$	-
Total for Expense		\$	2,825,693.30
Net Operating Income		\$	721,299.50
Non-operating Income			
40081 Reserve Interest Income	--		
80002 Reserve - Settlement	--		
85000 Insurance Claim Income	--		
CLEAR Income	--		
Total for Non-operating Income			
Non-operating Expense			
80000-00 Reserve Transfers		\$	721,299.50
85000b Insurance Claim Expense	--		
RESERVE Repair			
558 Repairs	--		
Reserve Gym Repairs	--		
Reserve Legal Fees 558 Fees	--		
Reserve Pool Repairs	--		
Reserve Roof Repairs	--		
Reserve Building Painting and Engineer etc.		\$	-
Reserve Security Access System	--		
Total for Reserve Repairs		\$	721,299.50
Total for Non-operating Expense		\$	721,299.50
Net Non-operating Income		\$	(721,299.50)
Net Income		\$	(0.00)

Schedule Of Proposed Maintenance Fees- 2026 Budget Centro Downtown Condominium Association

Building#- Unit Type	Unit Remarks	Numbe r Of Units	Current Monthly Payment Per Unit 2025	2026 Proposed Monthly Allocated to Operating	2026 Proposed Monthly Allocated to Reserves	Proposed Monthly Payment Per Unit 2026	2026 Proposed Monthly Total All Units Maintenance
0000-A	01 line	32	\$ 1,184.10	\$ 1,004.20	\$ 179.90	\$ 1,184.10	\$ 37,891.09
0000-B	11 line	32	\$ 958.67	\$ 813.01	\$ 145.65	\$ 958.67	\$ 30,677.35
0000-C	02 line	32	\$ 892.00	\$ 756.47	\$ 135.52	\$ 892.00	\$ 28,543.92
0000-D	10 line	32	\$ 735.66	\$ 623.89	\$ 111.76	\$ 735.66	\$ 23,541.05
0000-E1	03 line	32	\$ 645.99	\$ 547.84	\$ 98.15	\$ 645.99	\$ 20,671.62
0000-E1 Rev	09 line	32	\$ 645.99	\$ 547.84	\$ 98.15	\$ 645.99	\$ 20,671.62
0000-E2	07 line	32	\$ 637.50	\$ 540.64	\$ 96.86	\$ 637.50	\$ 20,399.94
0000-E2 Rev	05 line	32	\$ 637.50	\$ 540.64	\$ 96.86	\$ 637.50	\$ 20,399.94
0000-F	08 line	32	\$ 683.54	\$ 579.69	\$ 103.84	\$ 683.54	\$ 21,873.22
0000-H	04 line	32	\$ 540.53	\$ 458.41	\$ 82.12	\$ 540.53	\$ 17,296.91
0000-CU1	1st fl CU	1	\$ 2,622.10	\$ 2,162.47	\$ 459.62	\$ 2,622.10	\$ 2,622.10
0000-CU2	2nd fl CU	1	\$ 204.59	\$ 168.73	\$ 35.86	\$ 204.59	\$ 204.59
0000-CU3	2nd fl CU	1	\$ 2,696.79	\$ 2,224.07	\$ 472.71	\$ 2,696.79	\$ 2,696.79
0000-CU5	3rd fl CU	1	\$ 5,085.72	\$ 4,194.25	\$ 891.46	\$ 5,085.72	\$ 5,085.72
0000-CU6	39th fl CU	1	\$ 19.49	\$ 16.07	\$ 3.42	\$ 19.49	\$ 19.49
0000-CU7	39th fl CU	1	\$ 46.76	\$ 38.57	\$ 8.19	\$ 46.76	\$ 46.76
0000-G	06 line	15	\$ 521.15	\$ 441.97	\$ 79.17	\$ 521.15	\$ 7,817.23
0000-G Rev	06 line	17	\$ 521.15	\$ 441.97	\$ 79.17	\$ 521.15	\$ 8,859.52
Total		358					\$ 269,318.87