The Plaza North Tower Commercial Condominium Association, Inc.
2025 Proposed Budget
JANUARY 01, 2025 to DECEMBER 31, 2025

Account	Description	2024 Budget	2024 YTD Actual 09/30/24	2024 Projected Using 9 Mths	2025 Budget Proposed W/O Reserves	2025 Budget Proposed With Reserves
INCOME:						
20000 (4010)	Assessment Income	1,663,445.00	1,247,583.75	1,663,445.00	1,759,168.00	1,852,228.00
TOTAL INCOME		1,663,445.00	1,247,583.75	1,663,445.00	1,759,168.00	1,852,228.00
EXPENSES						
Master & Land Assessments						
20001 (5010)	Master Association & Land Association	776,223.00	585,165.00	780,220.00	869,232.00	869,232.00
Management Fee						
25000 (5020)	Management Fees	95,736.00	71,802.00	95,736.00	97,164.00	97,164.00
Insurance Expense						
26006 (6040)	Insurance - D&O and Fidelity Bond	3,714.60	2,331.70	3,108.93	3,800.00	3,800.00
Administrative & Operating						
25010	Office Supplies Expense	1,000.00	0.00	500.00	2,000.00	2,000.00
06510	State Fees & Corporate Transparency Act	0.00	0.00	1,000.00	1,000.00	1,000.00
05000	Admin & Accounting Fees	1,000.00	1,835.07	1,000.00	1,000.00	1,000.00
6027	Bank Fee	0.00	0.00	0.00	0.00	0.00
20999 (6560)	Bad Debt Allowance	0.00	0.00	0.00	0.00	0.00
25017 (6025)	Legal & Collections (attorney time)	5,000.00	5,530.00	7,373.33	5,000.00	5,000.00
25018 (6026)	Legal Costs (filing costs & fees)	100.00	0.00	0.00	100.00	100.00
25012	Website/Technology Fee	0.00	0.00	150.00	900.00	900.00
26000 (6020)	Audit (CPA) & Taxes	5,500.00	0.00	0.00	5,500.00	5,500.00
26020	Engineering Study	4,000.00	4,870.00	0.00	0.00	0.00
	Total Administrative & Operating	16,600.00	12,235.07	10,023.33	15,500.00	15,500.00
Building Maintenance						
22000 (5030)	Misc / Contingency	0.00	0.00	0.00	59,000.00	59,000.00
22003 (5040)	Janitorial Services	95,738.00	68,075.19	90,766.92	92,472.00	92,472.00
22004 (7045)	HVAC Service Contract	11,866.34	32,936.00	0.00	33,000.00	33,000.00
23002 (7020)	General Repairs & Maintenance	45,000.00	41,458.98	55,278.64	55,000.00	55,000.00
23011 (5050)	Janitorial Supplies	25,000.00	15,173.90	20,231.87	25,000.00	25,000.00
23014 (7040)	HVAC Maintenance	10,506.30	9,246.86	12,329.15	12,000.00	12,000.00
	Total Building Maintenance	188,110.64	166,890.93	178,606.57	276,472.00	276,472.00
Utilities Expense						
24001 (6030)	Electric - Common Areas	200,000.00	155,134.25	206,845.67	207,000.00	207,000.00
24017 (6035)	OUC - Chilled Water	290,000.00	216,754.78	289,006.37	290,000.00	290,000.00
	Total Utilities Expense	490,000.00	371,889.03	495,852.04	497,000.00	497,000.00
TOTAL OPERATING EXPENSES		1,570,384.24	1,210,313.73	1,563,546.88	1,759,168.00	1,759,168.00
RESERVES						
	Annual Reserve Contribution	0.00	0.00	0.00	0.00	93,060.00
	N/A			0.00	0.00	0.00
	TOTAL RESERVES	0.00	0.00	0.00	0.00	93,060.00
TOTAL EXPENDITURES INCLUDING RESERVES		1,570,384.24	1,210,313.73	1,563,546.88	1,759,168.00	1,852,228.00

Total Area - Sq. Ft.	**119,724**	**Net Cash**	**0.00**	**0.00**

	Cost /Sq Ft 2024 Budget	Cost /Sq Ft 2025 Budget	Cost /Sq Ft 2025 Budget
Non-Assessment Revs (RCIP Funds)	0.00	0.00	0.00
Master Association Fee (rounded up)	6.48	7.26	7.26
Management Fee	0.80	0.81	0.81
Insurance Expense	0.03	0.03	0.03
Adminstrative & Operating Expense	0.14	0.13	0.13
Building Maintenance Expense	1.57	2.31	2.31
Utilities Expense (rounded up)	4.09	4.15	4.15
Reserve Contributions	0.00	0.00	0.78
TOTAL ASSESSMENT = EXPENDITURE + RESERVES	**13.12**	**14.70**	**15.48**
$ Change from Prior Year		**1.58**	**2.36**
% Change from Prior Year		**12.04%**	**17.99%**

Reserve Analysis

Description	Current Replacement Cost	Useful Life (in months)	Remaining Life (in months)	Funded Balance at 12/31/24	Annual Contribution
28060 - Roof	488,235.00	276	60	136,980.85	72,809.00
28050 - Interior Hall Paint	144,280.00	180	60	-59,141.57	0.00
28000 - Interior Hall Carpet	44,770.00	120	108	-3,049.93	0.00
28030 - Interior Marble Floors	0.00	0	0	29,775.22	0.00
28040 - Interior Restrooms	17,000.00	240	24	6,174.51	6,012.00
28070 - Reserve Study Correction	87,756.98	24	0	72,118.86	0.00
28010 - HVAC Unit, Hallway	803,415.60	324	108	134,485.38	69,924.00
28020 - HVAC Unit OutsideAir	141,520.00	216	8	84,885.96	97,939.00
Wet Seal Glazing	0.00	0	0	0.00	0.00
Grand Total	1,726,977.58			402,229.28	246,684.00

Prepared By: Vesta Property Services, Inc.
Last Updated: 11/27/2024

Unit #	Owner		Sq Ft per Tax Authority	% Total	Annual	Monthly
800	Bay Hill Partners, LLC	121 S. Orange Ave	2,562	2.14%	$ 39,637.68	$ 3,303.14
820	FB, LLC	121 S. Orange Ave	2,651	2.21%	$ 40,934.24	$ 3,411.19
840	840N Plaza, LLC	121 S. Orange Ave	4,113	3.44%	$ 63,716.64	$ 5,309.72
850	ACM DT Properties, LLC	121 S. Orange Ave	2,577	2.15%	$ 39,822.90	$ 3,318.58
880	ACM DT Properties, LLC	121 S. Orange Ave	2,988	2.50%	$ 46,305.70	$ 3,858.81
900	Thomas A. Vaughn	121 S. Orange Ave	2,530	2.11%	$ 39,082.01	$ 3,256.83
920	Arixz Corporations, LLC	121 S. Orange Ave	2,680	2.24%	$ 41,489.91	$ 3,457.49
940	Enterprises 550, LLC	121 S. Orange Ave	3,933	3.29%	$ 60,938.30	$ 5,078.19
950	KTR Properties, LLC	121 S. Orange Ave	2,757	2.30%	$ 42,601.24	$ 3,550.10
980	KTR Properties, LLC	121 S. Orange Ave	2,988	2.50%	$ 46,305.70	$ 3,858.81
1000	Zic Anton Zic Ivka	121 S. Orange Ave	3,712	3.10%	$ 57,419.07	$ 4,784.92
1010	Betria Financial Holdings, LLC	121 S. Orange Ave	2,225	1.86%	$ 34,451.44	$ 2,870.95
1050	Plaza Ten North, LLC	121 S. Orange Ave	6,620	5.53%	$ 102,428.21	$ 8,535.68
1070	MV Marvil, LLC	121 S. Orange Ave	4,015	3.35%	$ 62,049.64	$ 5,170.80
1100	Sydorla, LLC	121 S. Orange Ave	2,600	2.17%	$ 40,193.35	$ 3,349.45
1110	Mass Trust	121 S. Orange Ave	2,292	1.91%	$ 35,377.55	$ 2,948.13
1120	Hespouri Investments LLC	121 S. Orange Ave	2,835	2.37%	$ 43,897.80	$ 3,658.15
1130	KVC Holdings, LLC	121 S. Orange Ave	2,814	2.35%	$ 43,527.36	$ 3,627.28
1150	M & A Plaza Holdings, LLC	121 S. Orange Ave	2,673	2.23%	$ 41,304.68	$ 3,442.06
1170	Green Stone Investments & Real Es	121 S. Orange Ave	2,848	2.38%	$ 44,083.03	$ 3,673.59
1200	Veritas Prime BPO Real Estate LLC	121 S. Orange Ave	2,646	2.21%	$ 40,934.24	$ 3,411.19
1210	Veritas Prime BPO Real Estate LLC	121 S. Orange Ave	2,561	2.14%	$ 39,637.68	$ 3,303.14
1220	FJD Parking LLC	121 S. Orange Ave	2,874	2.40%	$ 44,453.47	$ 3,704.46
1230	Davenport Real Estate Holdings III	121 S. Orange Ave	2,833	2.37%	$ 43,897.80	$ 3,658.15
1250	ACM DT Properties, LLC	121 S. Orange Ave	2,656	2.22%	$ 41,119.46	$ 3,426.62
1270	Law Offices of Sekou Clarke PA	121 S. Orange Ave	2,802	2.34%	$ 43,342.14	$ 3,611.84
1400	Foltz Family Holdings LLC	121 S. Orange Ave	2,646	2.21%	$ 40,934.24	$ 3,411.19
1410	ACM DT Properties, LLC	121 S. Orange Ave	2,561	2.14%	$ 39,637.68	$ 3,303.14
1420	Ladan Amir Klinkbeil Wayne	121 S. Orange Ave	2,876	2.40%	$ 44,453.47	$ 3,704.46
1430	1949 LLC	121 S. Orange Ave	2,830	2.36%	$ 43,712.58	$ 3,642.72
1450	FAD Global LLC	121 S. Orange Ave	2,656	2.22%	$ 41,119.46	$ 3,426.62
1470	FAD Global LLC	121 S. Orange Ave	2,802	2.34%	$ 43,342.14	$ 3,611.84
1500	Plaza N 15, LLC	121 S. Orange Ave	2,487	2.08%	$ 38,526.34	$ 3,210.53
1510	Plaza N 15, LLC	121 S. Orange Ave	2,685	2.24%	$ 41,489.91	$ 3,457.49
1520	Plaza N 15, LLC	121 S. Orange Ave	2,547	2.13%	$ 39,452.46	$ 3,287.70
1530	Plaza N 15, LLC	121 S. Orange Ave	2,600	2.17%	$ 40,193.35	$ 3,349.45
1550	Plaza N 15, LLC	121 S. Orange Ave	2,751	2.30%	$ 42,601.24	$ 3,550.10
1570	Plaza N 15, LLC	121 S. Orange Ave	3,008	2.51%	$ 46,490.92	$ 3,874.24
1600	121 S. Orange Ave LLC	121 S. Orange Ave	8,490	7.09%	$ 131,322.97	$ 10,943.58
39	**Total SQ FT**		**119,724**	**100.00%**	**$ 1,852,228.00**	**$ 154,352.33**
					Annual w/Reserves	**Mo w/Reserves**

Total Effective Sq Ft Paying Monthly

Prepared By: Vesta Property Services, Inc.
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