

Parkplace Homes - 2026 budget - March 1st to Dec 31st

	Yearly	Monthly	Total Change
Unit *.01 = 5.8%	\$ 7,583.23	\$ 758.32	5%
Unit *.02 = 6.7%	\$ 8,759.94	\$ 875.99	

	Budget	Actuals	Budget	
	2025	Dec 2024 - Nov 2025	2026	
ASSOCIATION DUES:	\$ 149,261.00	\$ 141,681.36	\$ 130,745.43	
SPECIAL ASSESSMENT	\$ -	\$ -	\$ -	
OTHER INCOME:	\$ -	\$ 63.91	\$ -	Interest, late fees, etc.
TOTAL INCOME:	\$ 149,261.00	\$ 141,745.27	\$ 130,745.43	

GENERAL & ADMINISTRATIVE:

Management Fee	\$ 6,901.00	\$ 6,720.00	\$ 5,750.83	Cost of Living Increase 2.7%
Accounting	\$ 250.00	\$ 250.00	\$ 208.33	Tax return
Legal Fees	\$ 1,000.00	\$ -	\$ 1,000.00	
Bank Charges	\$ 10.00	\$ -	\$ 10.00	
Postage & Mail	\$ 250.00	\$ 73.75	\$ 200.00	Annual Mailings
Insurance	\$ 8,063.00	\$ 9,740.28	\$ 8,116.90	Annual insurance premiums calculated 10% for 2025 possible increase
Liscenses & Permits	\$ 20.00	\$ -	\$ 16.67	Secretary of State renewal
Office Supplies	\$ 260.00	\$ 300.00	\$ 150.00	AvidXChange fees - \$15/month
Reserve Study	\$ -	\$ -	\$ 875.00	David Bach 4 year contract executed 2025, year 2 in 2026
Membership fees	\$ 320.00	\$ -	\$ 320.00	WSCAI Membership - Are we getting value?
WUCIOA Restatement	\$ -	\$ -	\$ 5,000.00	One off expense

UTILITIES:

Electricity	\$ 1,500.00	\$ 5,287.49	\$ 4,500.00	Common area electricity.
Water/Sewer	\$ 28,000.00	\$ 22,251.23	\$ 19,000.00	
Garbage & Recycle	\$ 3,350.00	\$ 2,831.75	\$ 2,335.00	

MAINTENANCE:

Misc. Landscaping	\$ 500.00	\$ 2,765.00	\$ 500.00	Prior year spike was tree removal, part of 15k for drainage line item
Irrigation	\$ 1,000.00	\$ -	\$ 1,000.00	Irrigation start up & repairs
Gen. Maint. & Repair	\$ 3,000.00	\$ 8,089.58	\$ 2,500.00	General repairs
Inspections	\$ -	\$ 10,100.00	\$ -	Relevant to ongoing litigation, will be recouped in settlement
Roof Repairs	\$ 40,000.00	\$ 40,867.10	\$ 10,000.00	Saving portion of roof cost to reserves, target '27 for 19726
Roof & Gutter Cleaning	\$ 2,500.00	\$ 1,567.76	\$ 4,435.00	2x cleaning @ 1567.76 per clean, plus 1x moss treatment in December @ \$325 per building
Plumbing Repairs	\$ -	\$ 4,025.84	\$ -	Portion of Bodine, don't expect this year
Backflow Testing	\$ 120.00	\$ -	\$ 100.00	Backflow testing on irrigation
Dryer Vent Maintenance	\$ 1,100.00	\$ 1,077.38	\$ 1,100.00	
Storm Drain Maint	\$ 15,000.00	\$ 884.80	\$ 1,000.00	Bodine charge from last year, don't expect more than maint jetting.
Basement Rebuild + Fence Patch	\$ -	\$ -	\$ 12,738.25	
Driveway Seal & Paint	\$ -	\$ -	\$ 8,929.97	Jireh
1 Pallet Salt	\$ -	\$ 650.00	\$ 700.00	Assume purchasing in late spring / early summer
3x Snow Blower Batteries	\$ -	\$ -	\$ 1,100.00	Current batteries insufficient for whole lot coverage
Building Cleaning	\$ -	\$ -	\$ 5,768.10	Evergreen

CONTRACT SERVICES:

Landscape contract	\$ 10,816.68	\$ 9,898.70	\$ 9,013.90	
Tree Trimming	\$ -	\$ 3,539.20	\$ 4,000.00	
Fire Testing	\$ 5,000.00	\$ 6,491.53	\$ 6,491.53	Annual testing & inspection + alarm monitoring
Extermination	\$ 700.00	\$ 1,322.00	\$ 1,000.00	
Snow Removal (contract)	\$ 500.00	\$ -	\$ 1,000.00	No charge if not called, budgeting for 1x call out just in case

TOTAL OPERATING EXPENSE:	\$ 130,160.68	\$ 138,733.39	\$ 118,859.48	
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OTHER PAYMENTS:

Reserve Contribution	\$ 14,000.00	\$ 20,347.32	\$ 11,885.95	10% minimum for loan warrantability
Special Assessment Reserves	\$ -	\$ -	\$ -	

UNDER/(OVER) BUDGET	\$ 5,100.32	\$ (17,335.44)	\$ -	
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Reserves end of 2024	\$26,915
Reserves 2025	\$43,166